



The Historic
and
Architectural
Resources
of
Poplar Bluff, Missouri



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INTRODUCTION

The Survey of 1990

Poplar Bluff, Missouri is located in the southeast section of the state and serves as the county seat of Butler County. In 2000, the city had a population of approximately 16,600 residents. The city serves as the major commercial center for this section of Missouri and has an economy based on manufacturing and farm products. Located at the junction of US 60, 160 and 67, Poplar Bluff is also an important road center and boasts a large highway commercial area along the west side of the city. Built on a series of bluffs, the city's terrain is characterized by rolling hills on the west side of the Black River and flat land on the east side.

As part of city planning efforts, the historic and architectural resources of Poplar Bluff were inventoried in 1989 and 1990 as a project of the Ozark Foothills Regional Planning Commission. The project used federal funds through a matching grant from the Missouri Department of Natural Resources. The first phases of the project were completed by a consultant and volunteers under the guidance of the Planning Commission. In January of 1990, the historic preservation consulting firm of Thomason and Associates of Nashville, Tennessee was selected to refine the existing data and complete the survey. The survey was completed in March of 1990.

The goal of the project was to identify the most significant historical and architectural resources in the city within the available time and funding. Approximately 400 properties were anticipated to be surveyed through this effort. All properties in the city were reviewed and evaluated for their significance. Those which were particularly notable and retained integrity of their original design were inventoried in accordance with state standards. This included the completion of Missouri Architectural/Historical Survey Forms, location of the property on city maps and the completion of 5x7 black and white photographs.

Historical research included a review of the primary and secondary histories of the city. Much of this research was provided by members of the Butler County Historical Society under the guidance of Doris Ann Shelton. The survey also utilized Sanborn Fire Insurance Maps of Poplar Bluff which were created in the years 1892, 1895, 1901, 1909, 1917, 1924, and 1928. These maps were particularly valuable in establishing building dates and original uses.

A total of 413 properties were inventoried as a result of the survey. The majority of these properties were one- and two-story frame residences which were built during the city's boom years from 1890 to 1920. Many Bungalow style dwellings built between 1920 and 1935 were also recorded. In addition to the residential structures, over fifty commercial buildings in the downtown area were inventoried as were numerous schools, churches, and government buildings. Although Poplar Bluff was a regional center for manufacturing at the turn of the century, few industrial structures from this period were found to exist.

The 1990 survey identified a number of properties which appeared to meet National Register criteria for their historical and architectural significance. The National Register is the nation's official list of properties which are particularly noteworthy in the areas of architecture, history, culture, and archaeology. National Register nominations for many of these properties were completed later in the decade by Thomason and Associates and city officials. The properties and their National Register listing are as follows:

1. **Poplar Bluff Commercial Historic District - Listed 12/01/1994**
This commercial district is located in the downtown area and contains buildings in the 100 and 200 blocks of Broadway and 300 and 400 blocks of Vine Street.
2. **S. Sixth Street Historic District - Listed 02/12/1998**
This small district contains three houses in the 200 and 300 blocks of S. 6th Street.

3. Butler County Courthouse, Public Square - Listed 12/01/1994
4. Alfred W. Greer House, 955 Kinzer Street - Listed 02/12/1998
5. Mark Twain School, 1012 N. Main Street - Listed 02/05/1998
6. J. Herbert Moore House, 445 N. Eleventh Street - Listed 02/12/1998
7. Thomas Moore House, 435 Lester Street - Listed 02/12/1998
8. Moore-Dalton House, 421 N. Main Street - Listed 12/01/1994
9. John Archibald Phillips House, 522 Cherry Street - Listed 02/12/1998
10. Poplar Bluff Public Library, 318 N. Main Street - Listed 12/01/1994
11. Rodgers Theatre Building, 204 N. Broadway - Listed 07/19/2001
12. St. Louis, Iron Mountain and Southern Railroad Depot, 400 S. Main Street - Listed 12/01/1994
13. St. Louis-San Francisco Railroad Depot, 303 Moran Street - Listed 12/01/1994
14. Wheatley Public School, 921 Garfield Street - Listed 02/12/1998
15. Williamson-Kennedy School, 614 Lindsay Street - Listed 02/12/1998
16. Zehe Building, 203 Poplar Street - Listed 12/01/1994 (Demolished)

The Survey of 2005

Since the completion of the original survey in 1990, Poplar Bluff has experienced a number of changes to its historic properties. These include the loss of the National Register-listed Zehe Building to demolition in the late 1990s and the razing of the Jewel Theater at 218 N. Main Street. A number of houses were also razed in these years while others were extensively altered resulting in the loss of their architectural character. Renovation of historic houses has also occurred in several areas of the city. In an effort to evaluate the current status of its architectural and historical resources, the City of Poplar Bluff contracted with Thomason and Associates in 2005 to re-survey all properties inventoried in 1990. This project was carried out under the guidance of the Poplar Bluff Historical Commission.

To complete the survey each property was reviewed by a team of two surveyors. Demolished properties were noted as well as those which have undergone major alterations. Properties with minor alterations such as added synthetic siding materials or rebuilt porches were also recorded. For properties which were extensively altered, new 5x7 black and white photographs were completed. This survey effort resulted in the following data:

- Properties demolished since 1990 - 55 or 13% of the original surveyed properties.
- Properties with major alterations - 41 or 10% of the original surveyed properties. While a few dwellings have been restored, most alterations have been detrimental to the architectural character of the property. These alterations include the removal of the original porch, added wings, and wholesale replacement of original doors and windows.
- Properties with minor alterations or no visible changes - 318 properties or 77% of the original surveyed properties. Minor alterations include the addition of synthetic sidings, minor porch enclosures or limited replacement of doors and windows.

In addition to the re-survey, properties were once again examined for their ability to meet National Register criteria. This evaluation was based on additional information concerning particular properties or property types, and changes and alterations which may affect a property's eligibility. Based on this resurvey, the following properties also appear to meet National Register criteria:

1. **Kinzer Street Historic District** - This small residential district is composed of approximately a dozen dwellings in the 900 block of Kinzer Street. This block has a significant collection of Bungalows and Colonial Revival style dwellings from the 1910s and 1920s. Included in the district is the NR-listed Alfred W. Greer House at 955 Kinzer Street. The district also includes a landscaped median which extends along Kinzer Street.
2. **Gas Station, 205 E. Pine Street** - In recent years there has been growing awareness of the significance of roadside architecture such as gas stations, motels, and restaurants associated with America's auto age. This gas station is one of the best preserved in the city and is significant for its role in transportation.

Another property which has been approved for National Register listing is the Wright-Dalton-Bell-Anchor Department Store Building at 201-205 S. Main Street. A nomination for this property was submitted by the owner and it is expected to be listed on the National Register by the end of 2006.

The re-survey of Poplar Bluff is intended to provide the City and the Poplar Bluff Historical Commission with an overview of the status of the community's historic resources. It is recommended that additional survey work be conducted in the future to identify additional properties in the City which may meet state standards and to continue nominating properties to the National Register of Historic Places.

Historic Preservation and Poplar Bluff

What is Historic Preservation?

Historic preservation is the process of preserving part of a community, from an individual building or part of a building to a whole neighborhood because of its historical importance. It is the theory and practice of creatively maintaining the historic built environment for present and future generations.

Why Preserve? - Preservation and Job Creation

There are many economic benefits of historic preservation - to begin with, historic preservation creates jobs. Rehabilitation and revitalization projects create thousands of construction jobs annually, and the **jobs created by historic preservation exceed those that new construction creates**. In new construction, half of expenditures go for labor and half for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a very practical effect on the local economy. Labor--carpenters, electricians, plumbers, sheet metal workers, painters--is nearly always hired locally, and local wages are spent locally. Also, materials used in preservation are more likely to be purchased locally than those used in new construction. In addition to construction workers, architects, attorneys, accountants, engineers, real estate brokers, and many others are in jobs generated by historic preservation.

All of this adds up. A 2002 statewide study found that historic preservation in Missouri contributes slightly more than \$1 billion annually to the gross state product and generates nearly 28,000 jobs.

Preservation Increases Property Values

Over thirty studies across the country have shown that **property values in designated National Register or local historic districts either stabilize or increase**. No study has shown that historic preservation efforts result in a lowering of property values. Interest in purchasing and restoring historic homes has increased dramatically in recent years bringing new life to older city neighborhoods.

Historic Preservation Promotes Downtown Revitalization

Historic preservation is an effective small-town economic development strategy. Since 1981, some 850 communities in 34 states have pursued downtown revitalization utilizing Main Street principles. In the first twelve years of the program, Main Street communities created 86,000 new jobs, 21,000 new businesses, and realized \$3.6 billion in investment. When encouraged through a comprehensive strategy, historic preservation activity can have the same impact on the community as larger projects. Most preservation projects are on a modest scale, but their cumulative effect often is the same or exceeds that of larger projects. This is because historic preservation is not limited to those in the construction business or those located near specific projects, but instead spreads its benefits throughout the community. Preservation touches many areas of the local economy including finance, real estate, government, retail, and tourism.

Historic Preservation Promotes a Community's Quality of Life

Quality of life is becoming the critical ingredient in economic development, and historic preservation is an important part of this equation. Consider these points:

- ❖ More than any other man-made element, historic buildings differentiate one community from all others.
- ❖ Many quality of life activities--museums, theaters and libraries--are located in historic buildings.

- ❖ The quality of historic buildings and the quality of their preservation says much about a community's self-image.
- ❖ Any community can duplicate your communities' water lines, industrial park, or tax rate. No community can duplicate your historic resources.

Historic Buildings May Last Longer Than New Ones

The life expectancy of rehabilitated historic buildings may well be longer than that of new structures. Many buildings constructed thirty to forty years ago are of insufficient quality to justify their rehabilitation. Many buildings constructed today will also pose rehab problems in a few decades. The life expectancy of pre-1945 buildings is generally greater than those built in recent decades.

Historic Preservation Supports Taxpayer's Investments

Allowing downtown and historic neighborhoods to decline is financially irresponsible. Every community has already made a huge investment in infrastructure such as sidewalks, lights, sewers, roads and streets. If this infrastructure is underutilized it wastes taxpayer's dollars. Commitment to revitalization and reuse of historic neighborhoods and downtown areas may be the most effective act of fiscal responsibility a local government can take.

Historic Preservation Encourages Tourism

Heritage tourism, including historic preservation, is an international growth industry. Historic resources are among the strongest assets for attracting visitors. Noted travel expert Arthur Frommer points out that "Among cities with no particular recreational appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't receive no tourism at all."

An industry, tourism is one of Missouri's top three revenue producers and is one of the fastest growing elements of the state's economy. Expenditures of Missouri heritage travelers amounted to \$660 million in 2002. The historic architecture in Poplar Bluff provides opportunities to enhance tourism in the city. In particular, the two railroad stations in the downtown area are of particular significance in regional heritage tourism.

Historic Buildings Are Eligible for Tax Credits

Properties listed on the National Register qualify for state and federal tax credits. Properties must be remodeled in accordance with federal standards and the remodeling must be coordinated with the Missouri State Historic Preservation Office. Federal law provides for a 20% tax credit and Missouri law provides an investment tax credit equal to 25 percent of approved costs associated with a qualified rehabilitation. The federal and state credits can be used in combination for the rehabilitation of commercial or income-producing properties. Rehabilitation of non-income producing residential properties qualifies for the state credits only.

By completing a certified historic rehabilitation for an income producing building, a property owner can take a 20% federal tax credit on their restoration expenditures. For example, if a property owner exceeds the adjusted basis of the property (adjusted basis is the purchase price, minus depreciation, plus capital improvements) with his or her rehabilitation expenditures, they can take a 20% tax credit against their federal taxes. If the adjusted basis of the property is \$40,000 and expenditures are \$40,000, then the property owner can take a tax credit of \$8,000 (20% of \$40,000). This \$8,000 is not a reduction in your taxable income but a direct federal tax credit to the owner. In addition, the owner can take a 25% tax credit, or \$10,000, against their state taxes.

More information on the tax credits is located in Chapter on Financial Incentives (page 67)

HISTORIC OVERVIEW

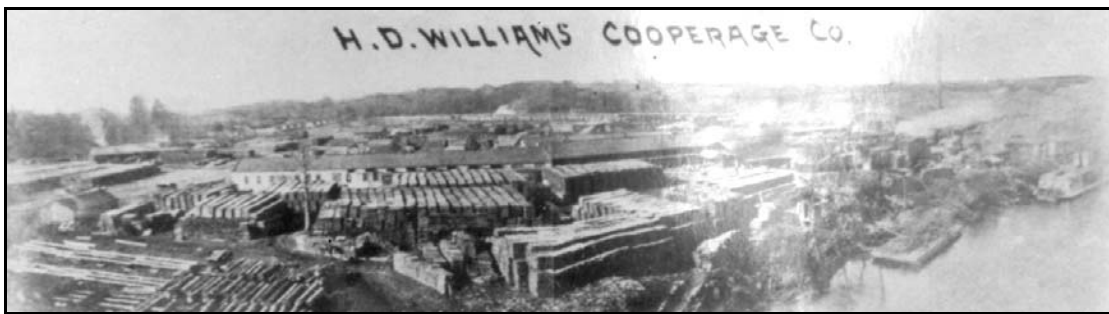
Poplar Bluff is one of southeastern Missouri's leading manufacturing and commercial centers. Located in the southeastern corner of the state, the city serves as the county seat of Butler County and has a population of approximately 16,600. Butler County was created in 1849, and Poplar Bluff was selected as the county seat due to its central location in the county and its position along the Black River. The town of Poplar Bluff was formed in 1850 and named for a grove of tulip poplars that grew on the banks of the Black River and from a distance gave the appearance of being a bluff. The courthouse square was sited on a hill just west of the river, and the surrounding town was laid out in a grid pattern bounded by the river and Oak, Eighth, and Henderson Streets. Settlement in the region occurred at a slow pace and its population remained sparse throughout much of the 19th century. At the eve of the Civil War in 1860, only twelve families lived in Poplar Bluff, and the community consisted of approximately fourteen buildings.ⁱ

The region's population gradually increased following the Civil War with Butler County's population reaching 4,298 by 1869. By 1870, Poplar Bluff had over one thousand residents and the city incorporated.ⁱⁱ Two developments occurred during this period that had a significant impact on the city's economy; the establishment of railroads and the growth of the lumber industry. The St. Louis, Iron Mountain, and Southern Railway was the first railroad built through Poplar Bluff and was completed in 1872. Another major line came through the city when the Southern Missouri and Arkansas Railroad built a line through Poplar Bluff in 1901. That same year the line was sold to the St. Louis and San Francisco (Frisco) Railroad, which provided service from Hoxie, Arkansas to Cape Girardeau, Missouri. The rail lines promoted economic development by providing Poplar Bluff with major connections to larger markets in cities such as St. Louis, Little Rock, Memphis, Kansas City, and Chicago.ⁱⁱⁱ These major routes encouraged the development of several short railroad lines through the region.



The Davidson Hotel ca. 1885
at the northeast corner of
Main and Pine Streets

In addition to providing access to major markets, Poplar Bluff's railroad lines also made the region's rich timber sources more accessible. Extensive stands of virgin timber in and around Poplar Bluff drew numerous sawmills and lumber companies to the area. Butler County also offered a good local labor supply, a mild climate that permitted year-round logging, and proximity to regional markets via the railroads.^{iv} By the early 1880s, several logging companies were in operation in the Poplar Bluff area, and various manufacturers of lumber products were established in the city, including stave mills, cooperages, and basket and handle factories. Over a dozen major timber companies were in operation in the area during the late 19th century and provided employment to over a thousand workers. One such enterprise, the F.G. Oxley Stave Company, later renamed the H. D. Williams Cooperage Company, was noted during the late 1800s as being the largest plant of its kind in the world.^v Another leading firm in the industry was the Brooklyn Cooperage Company, which operated on the east side of Poplar Bluff from around 1900 to 1927. The largest producer of barrel staves in the United States, the company built its own rail line, called the Butler County Railroad, between Poplar Bluff and various communities in Arkansas. The line was built for the purpose of hauling timber, but eventually carried passengers and general freight.



The H.D. Williams Cooperage Company in Poplar Bluff was one of the largest operations of its kind in the world.
 (Photo courtesy of Bill Hogg.)



Logging remained a prominent industry in the Poplar Bluff area into the 1920s.
 (Photo courtesy of Bill Hogg.)

The timber companies opened up hundreds of acres of farmland by clearing the forests that surrounded the city. This increased settlement in Butler County and enhanced agricultural production in the region. Wholesale grocery companies began to emerge among the railroad lines in Poplar Bluff as the region's increased agricultural production stimulated the creation of new markets in northern cities. Soon wheat, cotton, and corn became important regional commodities along with wood related products.

Due to the railroads and the economic success of the lumber industry, Poplar Bluff experienced rapid growth and development between ca. 1880 and 1910. Increasing manufacturing and commercial activities led to the construction of dozens of brick commercial buildings. In the 1890s, the city's commercial district was concentrated south and west of the courthouse square along Main and Vine Streets. Businesses included hardware stores, drugstores, general merchandising firms, a bank, barber shops, and an opera house. Hotels dominated a block of Pine Street directly across from the courthouse, and a large industrial area developed adjacent to the railroad. By 1905, the downtown commercial area had extended west to 5th Street and south to Cedar Street. Poplar Bluff's business district offered a wide variety of shops and stores, including several large department stores, and thrived as the primary commercial center of the region.



Main Street in downtown Poplar Bluff in 1908, looking south from Vine Street.
(Photo courtesy of Bill Hogg)

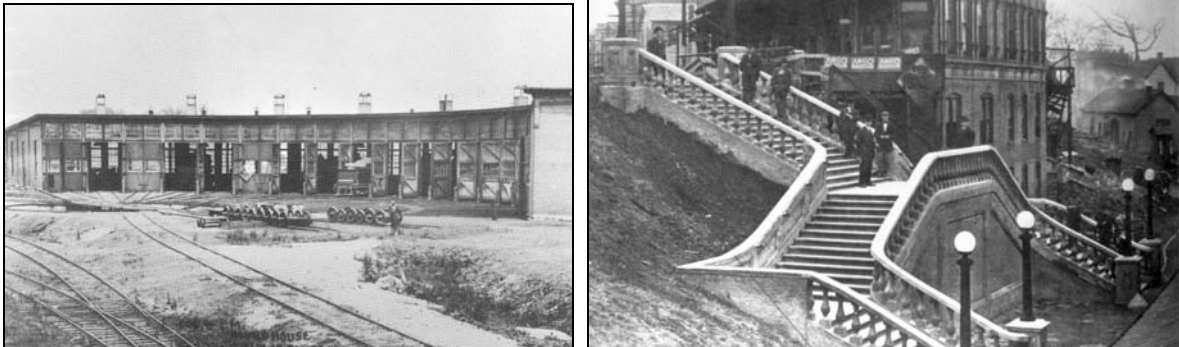


Southeast Corner of 4th and Poplar Streets in 1914
(Photo courtesy of Bill Hogg.)



The large Wright-Dalton-Bell-Anchor Department Store at the corner of Main and Poplar Streets.
(Photo courtesy of Bill Hogg)

In 1910, the St. Louis, Iron Mountain, and Southern Railroad built a large new depot along its tracks in the downtown area. At this same time, the company constructed an elaborate concrete staircase leading from the station to Main Street. In 1917, the company merged with the Missouri Pacific Railroad, which built a roundhouse in Poplar Bluff where all servicing of the trains on the route took place.



The Missouri Pacific Railroad constructed a roundhouse for servicing trains and built an elaborate staircase to connect the train station to Main Street.
(Photo courtesy of Bill Hogg)

By 1900, Poplar Bluff had 4,321 residents. The city expanded on all sides as residential areas spread outward from the central commercial district along Main and adjacent streets, as well as west between Park Avenue and Vine Street. The neighborhood surrounding South Sixth Street became a preferred residential section of the city for professionals and merchants. The earliest African-American residents settled north of Main Street along Garfield and neighboring streets. By the late 19th century, this was the primary African-American neighborhood in the city. To the east of the river, streets and lots were laid out and a large working class district arose containing primarily modest frame dwellings.



These vintage postcards depict the variety of dwellings constructed in Poplar Bluff at the turn of the century.
(Photo courtesy of Bill Hogg.)

Many improvements came to the city as it grew in the early 20th century. By 1910, the city supported its own newspaper, movie theater, and opera house. The city laid brick sidewalks in 1912 and constructed brick roads in 1913. A centralized electric company was organized in 1914, and a public library was established in 1915. Poplar Bluff's growth also required improved educational facilities. The first school in the city was established in 1869 by the "Butler County Education Society."^{vi} This two-story frame building was succeeded by a new brick public school in 1875, and by 1884, three hundred children attended the school. Known as the Benton School, this building was demolished in 1922. In 1910, the city built the Mark Twain School on North Main Street. This building, which now houses a

museum, served as the city's primary high school until 1951, then continued to be used as an elementary school until the 1980s. The City of Poplar Bluff constructed several public schools during the 1920s, including the Williamson-Kennedy School on Lindsey Street built in 1922, the Wheatley Public School on Garfield Street built in 1928, and the Kinyon School on Vine Street built in 1925.

By 1920, Poplar Bluff's population reached 8,042. Several manufacturing plants operated in the city including handle factories, oil supply companies, a distillery, wagon factory and a concrete block plant.^{vii} Local merchant James L. Dalton established the Dalton Adding Machine Company in Poplar Bluff in 1904 and became a leader in this new field, and one of the largest companies to operate in Poplar Bluff was the International Shoe Company. These diversified manufacturing concerns continued to attract residents, and the city's residential areas continued to expand, particularly to the west and north.



The Dalton Adding Machine Company operated in Poplar Bluff from 1904 to 1914.
(Photo courtesy of Bill Hogg.)

By 1930, the lumber boom had come to a halt in Butler County as most of the region's timber had been harvested. Large lumber companies moved on in search of new forests, not bothering to undertake any type of replanting or conservation efforts, which left over 90,000 acres in Butler County stripped of its timber resources.^{viii} Area mills and related industries closed as a result, and the growth of Poplar Bluff slowed. Another event that impacted the city's character occurred on May 9, 1927 as a devastating tornado struck Poplar Bluff and demolished or damaged many commercial buildings and residences. It hit residential areas along Fifth Street, curving east and north through the business section of downtown, and crossed the Black River near the Vine Street bridge, destroying dozens of businesses and homes. The Butler County Courthouse was among those buildings damaged beyond repair. The 19th-century two-story structure was then razed and the current Neo-Classical style building was constructed on the site the following year.



The 19th century Butler County Courthouse before and after the 1927 tornado.
(Photo courtesy of Bill Hogg.)

Although residents worked hard to rebuild the city, downtown Poplar Bluff never fully recovered from the tornado, which had a dramatic effect on the appearance of the downtown area. Many of the city's most imposing Victorian and early 20th century buildings were either destroyed or damaged beyond repair. Several buildings were rebuilt but with simple brick facades of the period. By the time the tornado struck in the late 1920s, most timber companies had closed leaving the city's economic base in a weakened state. On the heels of these events, came the effects of the Great Depression, and growth and development in the city languished.

After 1945, Poplar Bluff developed a diversified industrial and manufacturing economy and it has continued to be one of the major cities in southeast Missouri. During the 1950s and 1960s, extensive new suburban areas were developed to the north and west of downtown Poplar Bluff. As suburban areas increased, a decline occurred in the city's historic residential neighborhoods. Many homes were demolished for modern dwellings, commercial buildings, and apartments. The establishment of the Poplar Bluff Historical Commission in 1982 resulted in increased awareness and appreciation of the city's historic architecture, and in the 1990s, the Poplar Bluff Commercial Historic District, the South Sixth Street Historic District, and fourteen individual properties in the city were listed on the National Register of Historic Places.



A depiction of Poplar Bluff's Main Street in the early 1940s. (Photo courtesy of Bill Hogg)

ENDNOTES

ⁱDavid Bruce Deem, *History of Butler County, Missouri: A Narrative Account of its Historical Progress, its People and its Principal Interests* (Poplar Bluf, MO: Poplar Bluff Printing Company, 1925), 23-25.

ⁱⁱ*Ibid.*, 105-106.

ⁱⁱⁱNorbury L. Wayman, *St. Louis Union Station and its Railroads* (St. Louis: The Evelyn E. Newman Group, 1987), 60; St. Louis, Iron Mountain and Southern Railway, *The Favorite Route to all Points in the South-West* (St. Louis: James W. Nagle, n.d.), 8-9; Thomason and Associates and Cynthia Price, "An Overview of the Ozark Foothills Regional Planning Area" (unpublished document on file at the Missouri Department of Natural Resources, Jefferson City, MO, April 1991), 80-81.

^{iv}*Ibid.*, 89-90.

^vDeem, *History of Butler County*, 29.

^{vi}Deem, *History of Butler County*, 79.

^{vii}Barbour, Rose, and Mary E. Collins, "Industry in Butler County," in *Butler County Missouri*, Vol. II. (Poplar Bluff, MO: Butler County Genealogical Society, 1988), 37.

^{viii}Robert Sidney Douglass, *History of Southeast Missouri* (Chicago: Lewis Publishing Co., 1912), 89, 125, 339.

ARCHITECTURAL OVERVIEW

Poplar Bluff contains a variety of residential, commercial, and public architecture dating to the late 19th and early 20th centuries. This architectural heritage reflects the city's growth and development as a major commercial and transportation center. In the late 19th century, the establishment of railroads through Poplar Bluff prompted the development of the timber industry, which brought economic prosperity and initiated commercial and industrial development for a number of years. As the city grew and prospered a central commercial district and industrial area developed along the railroad lines, and residents constructed a number of dwellings in residential areas radiating from the downtown business district. Both prominent and working class neighborhoods emerged resulting in a variety of housing types and styles. The city's greatest period of growth was between 1880 and 1910, and many of its historic residences reflect common styles of this era, such as Queen Anne and Colonial Revival. By the 1920s, residents had begun to favor the popular Bungalow design, which was widely constructed throughout Poplar Bluff.

The devastating tornado of 1927 caused extensive and irreparable damage to many homes in Poplar Bluff, and especially to the downtown commercial area. Although a few survived unharmed, many of the remaining 19th and early 20th century commercial buildings in the city were rebuilt in the late 1920s. As new buildings were constructed over the following decades, examples of more modern styles and designs began to appear. Like many cities, Poplar Bluff experienced suburban growth and development during the mid- to late-20th century resulting in neglect of its historic commercial and residential areas. In recent years, however, residents have shown renewed interest in the city's historic neighborhoods and buildings. Such interest is helping to ensure that Poplar Bluff's history will remain a significant part of its present and future.

Residential Architecture

The earliest residences in Poplar Bluff were log and frame houses that were built in the 1840s and 1850s. These structures were later replaced by larger frame and brick residences in the two decades following the Civil War. Few residences built prior to 1880 remain in the community. The majority of historic residential architecture in Poplar Bluff dates from its boom years of ca. 1880 to ca. 1910. Dwellings built in the city during this period reflect popular national styles of the era including Italianate and Queen Anne designs, as well as various "Folk" or vernacular house forms.

The oldest remaining residences in Poplar Bluff that retain their original character are Italianate style homes from the 1880s. The Italianate style features wide roof eaves, decorative cornices and arched windows. Poplar Bluff contains only a few examples of the Italianate style. The most notable of these is the Luke F. Quinn House at 303 South Sixth Street which is a contributing building in the South Sixth Street Historic District. This street and the adjoining neighborhood became a preferred residential section of the city for professionals and merchants. The Luke F. Quinn House was constructed in 1884 and is the only remaining example of 19th century stone construction in the city. The dwelling was built with segmental arched windows, a hipped roof, and a rear one-story frame wing. In recent years the original porch has been replicated.

The Queen Anne style was also popular during the city's boom years. Common details of the Queen Anne style include asymmetrical plans, large porches with milled columns, eave vergeboard, wood shingles in the gable fields, and bay windows. Examples of the Queen Anne style are found throughout the older sections of the city; however, the majority of these have been extensively altered and only a few unaltered examples of this style remain. The most notable example of the Queen Anne style in Poplar Bluff is the John Archibald Phillips House at 522 Cherry Street built in 1891. This two-story, frame house was designed in an asymmetrical plan with an exterior of weatherboard siding and wood shingles, and decorative porch columns and eaves. The dwelling also retains much of its original interior detailing.



The Luke F. Quinn House at 303 South Sixth Street (NR). This Italianate style dwelling is of stone construction and features segmental arched windows and a hipped roof.



The John Archibald Phillips House at 522 Cherry Street is a notable example of the Queen Anne style. This style features an asymmetrical form, eave vergeboard, and decorative woodwork (NR).

Other examples of the Queen Anne style include the dwellings at 208 N. B Street, 437 N. Main Street, and 422 Lester Street. These dwellings feature detailing typical of the period including ornamental spindlework, decorative wood shingles, and accentuated porches. The eclectic Williams House at 848 Vine was built in 1892 and combines Queen Anne and Gothic forms. This residence has been extensively altered.



Queen Anne style dwelling at 208 N. B Street.



Queen Anne style dwelling at 437 N. Main Street.



The dwelling at 422 Lester Street was built in the Queen Anne style with a distinctive corner tower.

The majority of dwellings constructed in Poplar Bluff at the turn of the century can be classified as vernacular or "Folk" houses rather than high style architectural forms. These house forms are typical of those built throughout the Midwest during this period and include Gabled Ell, Pyramidal, and Saddlebag plans. These are generally one-story, frame dwellings with brick foundations and chimneys, and exteriors of weatherboard siding.



One-story Gabled Ell dwelling at 711 Kinzer Street.

The most common vernacular house form in Poplar Bluff is the Gabled Ell plan, which is evident in almost all neighborhoods and is particularly common in the worker housing area on the east side of the river. The houses are similar in style and plan, and are largely one-story examples with shiplap siding and gable roofs. Decorative detailing on these dwellings is often minimal; however, many feature details influenced by the Queen Anne style such as milled porch columns, eave vergeboard, and wood shingles.



Gable detailing at 723 9th Street.

Detailing within the gable fields of the main facades often includes decorative trusses and/or shingles. A representative example of the Gabled Ell plan is the residence at 711 Kinzer Street. Other examples can be found at 534 Cherry and 926 Tremont Streets. Two-story Gabled Ell plans are more common in the residential areas to the north and west of the business district. These residences have porches on the main facade and have Queen Anne or Colonial Revival influences. Representative examples of two-story Gabled Ell plan residences are found at 647 Charles, 808 Kinzer, and 622 Relief Streets.



Fish scale shingles and sunburst panels at 305 N. B Street.



Sunburst panels and eave vergeboard at 414 N. C Street.



Saddlebag plan dwelling at 713 Victor Street.

The Saddlebag house form was not common in Poplar Bluff, but a few examples were built in the working class neighborhoods. The Saddlebag plan is a one-story dwelling with two main entrances on the primary facade, a side-gable roof, and a central interior chimney. Representative examples are located at 912 Nooney, 1344 Spring and 713 Victor Streets.

A few brick residences were built in Poplar Bluff ca. 1900 that are reflective of dense urban rowhouse or townhouse designs. Examples include the buildings at 708 Sanders and 814 Tremont Streets. These two-story dwellings are similar in design and feature rounded arch windows and corbelled brick cornices.



Brick rowhouse at 708 Sanders Street.



Brick rowhouse at 814 Tremont Street.

In the early 1900s, the Queen Anne style began to fade while the Colonial Revival and Neo-Classical styles grew in popularity. In the transition years between the fading popularity of the Queen Anne style and rising interest in the Colonial Revival style, several Poplar Bluff residences were built with traits of both styles. These residences often have the asymmetrical form of the Queen Anne style but have Colonial Revival style elements and detailing such as classical columns and eave details. The Thomas Moore House at 435 Lester Street is the most notable example of a Queen Anne/Colonial Revival influenced dwelling. Built in 1896, the dwelling displays original porch columns, a weatherboard and wood shingle exterior, a prominent stained glass window, and original interior detailing. Other representative examples of this combined style include residences at 451 N. Main Street, and 936 N. Riverview Street.

The Thomas Moore House at 435 Lester Street is an example of a Queen Anne/Colonial Revival style dwelling. It has an asymmetrical form and classical porch columns (NR).



Queen Anne/Colonial Revival style dwellings at 936 Riverview Street (left) and 609 N. Main Street (right).

A few of Poplar Bluff's more prominent citizens built large homes in the emerging Colonial Revival and Neo-Classical styles, which reflected traditional building designs of 18th century colonial America. Both styles emphasize symmetrical forms and classical detailing. The Neo-Classical style is distinguished by its use of large, full-height classical columns and detailing. The Moore-Dalton House at 421 N. Main Street was remodeled into its present Neo-Classical design around 1897 and features a two-story portico. The Colonial Revival style features details such as pedimented surrounds, jack arching over windows, classical decoration at the eaves, and porch columns in the Doric, Ionic, Corinthian, and Tuscan orders. The most notable example of the Colonial Revival style in the city is the John C. Corrigan House at 225 South Sixth Street. Completed in 1917, this two-story brick dwelling was designed with arched windows, a stained glass entrance, limestone porch columns, and brick quoins. This dwelling is included as a contributing building to the South Sixth Street Historic District.



The Moore-Dalton House at 421 N. Main Street is the city's best example of the Neo-Classical style and features a full-height portico on the main façade (NR).



The John C. Corrigan House at 225 South Sixth Street is an excellent example of the Colonial Revival style (NR).



Colonial Revival style Bacon House at 808 N. Main Street.

Other examples of the Colonial Revival style include the dwellings at 808 N. Main Street and 724 Kinzer Street. These dwellings feature common characteristics of the style such as accentuated front doors, paired windows, and symmetrical facades.

The Colonial Revival style was also expressed in a simpler house form commonly referred to as the American Foursquare plan. These two-story houses are rectangular or square in massing and form, have one-story front porches, hipped roofs, and details such as eave dentils and Tuscan columns. This house form is found throughout Poplar Bluff and a representative example can be seen at 635 Cynthia Street. Examples of substantial brick American Foursquare houses are at 635 N. Main, 917 N. Main, and 942 Vine Streets.

Colonial Revival style dwelling at 724 Kinzer Street.



American Foursquare style dwelling at 635 Cynthia Street.

The predominant house styles after 1910 in the city were the Bungalow and Craftsman styles. These residences followed designs popularized by pattern books and mail order companies such as Sears and Roebuck, and the Alladin Company. These dwellings are generally one-story in height, with low pitched gable roofs, and large front porches with tapered wood columns resting on brick piers. They also often feature extended rafters, purlins and brackets.

The city's most notable Craftsman style dwelling is the Alfred W. Greer House at 955 Kinzer Street built in 1915. This two-story brick house has stucco in the gable fields and exposed rafters and purlins, large two-story porches and a clay tile roof. The interior of the dwelling is also significant and features a large oak staircase, built-in cabinets, paneled wainscoting, and a colonnade. The Alfred W. Greer House is listed on the National Register of Historic Places for its architectural significance. Poplar Bluff contains a variety of Bungalow style dwellings. Brick examples include the dwellings at 941 Poplar, 975 Kinzer, and 801 Lester Streets. Examples with stucco exteriors include residences at 400 C Street and 718 Lester Street.



The Greer House at 955 Kinzer Street is a notable example of the Craftsman style (NR).



The interior of the Greer House features Craftsman style detailing and woodwork.



The dwellings at 725 Kinzer and 115 Elm Streets are examples of Bungalows with brick exteriors.



The dwellings at 400 C Street and 718 Lester Street are Bungalows with a stucco exterior.



The dwelling at 433 N. Main Street features a notable Craftsman style entrance.

Multi-family dwellings such as apartments and duplexes were also built to house the growing population of the city in the 1910s and 1920s. The two-story building located at 445 N. Main Street is an apartment building constructed with influences of the Colonial Revival style. At 213 Elm Street is a two-story, brick duplex, which also reflects elements of the Colonial Revival style.



This apartment building at 445 N. Main Street reflects the Colonial Revival Style.



A Colonial Revival style duplex at 213 Elm Street.

Poplar Bluff also retains a few residences built with influences of the Tudor Revival style, which was popular throughout the country during the 1920s and 1930s. The Tudor Revival style is loosely based on early English building traditions and is characterized by steeply pitched gable roofs, decorative half-timbering, large exterior wall chimneys, and narrow casement design windows. Exteriors are commonly a mixture of stucco and brick. Examples of this style include the house at 501 N. 11th Street and 617 Vine Street.



Tudor Revival style dwelling at 617 Vine Street.



The dwelling at 501 N. 11th Street is a good example of the Tudor Revival style.

During the early 20th century as the Bungalow and Tudor Revival styles came into vogue, automobile ownership was on the rise. Many properties reflected this growth and had garages constructed in a style similar to that of the dwelling. Original secondary buildings remain extant at 951 Cynthia Street and 109 Elm Street that reflect the Tudor Revival and Bungalow styles of the associated dwellings.



Original garages reflecting the Tudor Revival and Bungalow styles remain at 951 Cynthia and 109 Elm Streets.



The decline of the timber industry, the Depression of the 1930s, and America's entry into World War II resulted in little new construction in Poplar Bluff from 1930 to 1945. The one notable residence built during these years is the J. Herbert Moore House at 445 N. 11th Street, which is a fine example of the International Style. Characteristics of this style include flat roofs, smooth walls, and large expanses of windows. Built in 1938, the J. Herbert Moore House has a flat roof, rectangular plan, uniform stucco wall surface, and little or no decoration. The window openings contain structural glass blocks and original metal casement windows set flush with the wall surface. The dwelling was later enlarged with a rear addition and carport, but its overall form and plan remain evident, and it was listed on the National Register of Historic Places in 1997. The dwelling at 724 Maud Street displays modest influences of the International style.



The J. Herbert Moore House was built in the International style at 445 N. 11th Street (NR).



The influence of the International style is also reflected in the corner windows of this dwelling at 724 Maud Street.

Commercial Architecture

Poplar Bluff had a thriving downtown commercial center throughout the late 19th and early 20th centuries. Numerous buildings constructed with Italianate, Queen Anne, and Colonial Revival detailing stood along the streets of the commercial area. Unfortunately, a widespread fire in 1909 followed by the 1927 tornado claimed the vast majority of these Victorian era buildings. Some commercial buildings were totally rebuilt after the tornado, while others were repaired with new brick facades and storefronts. Still, Poplar Bluff retains a number of historic commercial buildings. Buildings that remain from the early 1900s are typically two-part commercial structures with large storefronts of plate glass and details such as brick piers or cast iron pilasters. Masonry upper facades were often embellished with brick corbelling at the roofline and had arched or rectangular one-over-one sash windows. The majority of storefronts in the downtown area have been extensively remodeled and few buildings retain original storefront elements. The Nance Building at 313-315 N. Broadway is a good example of commercial buildings of this era. Built in 1910, the building retains its original paired, one-over-one sash windows and rectangular upper panels.



Upper façade of 313-315 N. Broadway.



The building at 215 S. Main Street features decorative tile panels.



Several historic commercial buildings are located on S. Broadway (NR).

Other notable commercial buildings in the downtown area include the Fraternal Building at 115-117 S. Broadway, built in 1928, and the Begley Building at 401 Vine Street, completed in 1908. Both buildings are three-stories in height and reflect elements of the Colonial Revival style. The upper façade of the Fraternal Building features full height brick pilasters with concrete Doric capitals and rectangular panels of decorative brick and concrete laid in diamond patterns. The storefronts of the Begley Building retain their original cast iron columns and recessed entrances, and the original upper façade design of the building remains intact. Both of these buildings are contributing properties to the Poplar Bluff Commercial Historic District.



The Begley Building at 401 Vine Street (NR).



The Fraternal Building at 115-117 S. Broadway (NR).



The Bank of Poplar Bluff at 200 S. Main Street.

Examples of the

Neo-Classical and Art Moderne styles can also be found in the commercial architecture of Poplar Bluff. The best example of the Neo-Classical style is the Bank of Poplar Bluff at 200 S. Main Street. This two-story building was constructed in 1914 and features a temple design front with imposing engaged Ionic columns. The Art Moderne style of the 1930s and early 1940s appears in the office building at 601 Vine Street. The building features a rounded brick corner on its main façade, a flat roof, and horizontal lines that characterize the streamlined style. The Rodgers Theatre on N. Broadway is a more restrained example of this style with its rounded concrete panels.



The building at 601 Vine Street reflects the Art Moderne style in its form and detailing.



The Rodgers Theatre also reflects elements of the Art Moderne style (NR).

Outside of the downtown area, a small commercial district emerged on the east side of the Black River along Bartlett Street in the early 20th century. These buildings were built between 1910 and 1930 and are of brick and frame construction. They retain much of their original upper façade detailing, including Art Deco style concrete panels at 122 Bartlett Street.



Commercial buildings on Bartlett Street retain their original upper façade detailing.

A few commercial buildings also appear in the residential sections of Poplar Bluff. These were primarily established as small neighborhood grocery stores, gas stations, or automobile repair shops during the 1920s through the 1940s. These are typically one- or two-story buildings with large storefronts and simple upper façades and detailing. Alterations to these buildings have been extensive. The building at 205 E. Pine Street is a good example of the types of auto-related businesses that emerged along major roadways during the 1920s and 1930s. The building was constructed ca. 1925 as a gas station and reflects influences of the Spanish Mission style with a clay tile roof and parapet rooflines.



Spanish Mission gas station at 205 E. Pine Street.

Public Buildings

In addition to residences and commercial buildings, Poplar Bluff also contains a number of historic public buildings. These include schools, churches, and government buildings. These properties developed to meet the city's needs as it grew throughout the early 20th century. Schools and government buildings primarily reflect the Colonial Revival and Neo-Classical styles of architecture, which were common choices for public buildings during this period. The most dominant public building in Poplar Bluff is the Butler County Courthouse. This three-story, Neo-Classical style building was constructed in 1928 to replace an earlier courthouse that was severely damaged in the 1927 tornado. Built of cast concrete, the building features Doric style columns and pilasters, and conveys a commanding presence in the downtown area. Nearby is the Poplar Bluff Public Library. This one-story, brick building was constructed in 1936 in the Colonial Revival style. The building features an accentuated pedimented entrance, multi-light casement windows, and Palladian style windows. In recent years a large lateral wing was added to the library.



The Butler County Courthouse (NR).



The original section of the Public Library (NR).

Four early 20th century school buildings remain standing in Poplar Bluff. The oldest of these is the Mark Twain School on North Main Street. The school was built in 1910 with Neo-Classical Revival style influences. The two-story brick building was designed in an "H" plan with four classrooms on each floor. In recent years the building was remodeled to serve as a museum. Despite its loss and enclosure of original windows, the building's overall form and plan remain. The Mark Twain School served as the city's primary high school until 1951 when a new building was constructed further north on Main Street. The Mark Twain School then served as an elementary school until it was closed in the 1980s.



The Mark Twain School served as a Poplar Bluff educational facility for 71 years (NR).



The Williamson-Kennedy School (NR).



The Kinyon School.

The City of Poplar Bluff constructed several schools in the 1920s, all of which reflected Colonial Revival influences such as classical detailing at the entrances, wall pilasters, dentils, and modillion blocks. Schools that remain from this period include the Williamson-Kennedy School on Lindsey Street built in 1922, the Wheatley Public School on Garfield Street built in 1928, and the Kinyon School on Vine Street built in 1925. In recent decades a large brick addition was added to the west facade of the Kinyon School and it no longer retains integrity. The Williamson-Kennedy School is a three-story, brick building with projecting bays on the main façade that contain the primary entrances. Each entrance has an original concrete surround with Doric pilasters, a frieze, and an entablature. The Colonial Revival style is also expressed through its paired brick pilasters on the third floor, and symmetrical design. The building served as an elementary school from its construction in 1922 until its sale in 1997.

The Wheatley Public School was constructed on Garfield Street in 1928 to serve the surrounding working-class and middle-class African American community and to replace the original one-room school on this site. This school building reflects the Colonial Revival style through its corner brick quoins, window lintels with keystones, and dentilled cornices over the entrances. The Wheatley Public School was a center of the African American community from 1928 to 1958. The only school for African American students, the building was also used for social gatherings, theatrical productions, and other community services. With desegregation in the 1950s, the Class of 1957 was the last for graduating seniors at the school and in 1958 the Wheatley Public School and Poplar Bluff High School were integrated.



The Wheatley Public School and its entrance lintel detail (NR).



First Presbyterian Church, 301 N. Main Street.



Holy Cross Episcopal Church, 420 N. Main Street.

Most churches in Poplar Bluff were built in the early 20th century to replace original frame or brick structures. The majority were designed in the Gothic Revival style with characteristics such as pointed-arch (Gothic) windows and steeply pitched gable roofs. Remaining churches from this period include the Holy Cross Episcopal Church at 420 N. Main Street, the First Presbyterian Church at 301 N. Main Street, and Brown Chapel at 417 Oak Street. Brown Chapel was originally built in the Gothic Revival style in 1885 but has been altered and remodeled several times in the 20th century.

Holy Cross Episcopal Church was constructed of rusticated hollow core concrete blocks in 1902. It features a steep gable roof, wall buttresses, and Gothic arched windows and transoms. The First Presbyterian Church was constructed in 1929. This brick building has a large bell tower with hooded arched entries with double tre-foils. The church also displays a tri-part arched window with arched hood molding. Both of these churches retain their original design and have not been extensively altered.

Transportation

Much of Poplar Bluff’s growth and development was prompted by the construction of railroads through the area in the late 19th century. The St. Louis, Iron Mountain, and Southern Railroad was the first to arrive and was completed in 1872. In 1901, the St. Louis-San Francisco (Frisco) Railroad was built through Poplar Bluff. These rail lines encouraged timber and lumber companies to come to the area and spurred industrial development. Poplar Bluff soon became an important regional manufacturing and shipping point for lumber and other products.

The train tracks run south and east of the downtown area along the river. The depots of both the Iron Mountain and Frisco lines remain standing along the tracks. Built in 1910 and 1928 respectively, these two depots offered both passenger and freight service and reflect standardized railroad company plans. Such plans were commonly used as marketing tools to create corporate symbols and identity.



The Iron Mountain (now Union Pacific) Depot (NR).



The Iron Mountain Staircase (NR).

The Iron Mountain Depot at 400 S. Main Street was constructed in 1910 and was the third depot built at this location. The building was designed in a Craftsman style and features wide eaves, large eave brackets, and a low-pitched hipped roof. It has a central two-story section with flanking one-story wings. The Iron Mountain depot is connected to Second Street via an elaborate concrete staircase consisting of double stairways that make quarter turns to a common landing. A large single stairway then extends to street level by the depot. The stairway provided pedestrian access from the depot to Main Street, where a number of hotels were once located. The Frisco depot was built in 1928 after the tornado severely damaged the original depot at this location. The Frisco depot’s Spanish Mission style is evident in its clay tile roof with curvilinear arches, casement windows, and exterior of textured stucco with random inset brickwork.



The Frisco depot built in the Spanish Mission style (NR).

Two steel truss railroad bridges that cross the Black River also remain standing. A 1904 Pratt Truss bridge is located near South 2nd Street and remains in use. The bridge originally served the Cairo branch of the St. Louis, Iron Mountain and Southern Railway. It has three major vertical posts and a diagonal bracing system. A bridge that served the Frisco Railroad line is now abandoned but remains standing west of the 700 block of Riverview Drive. This ca. 1910 Pratt Truss bridge has five diagonal posts and rests on rock-faced limestone piers. The floor of the bridge has been removed. Another interesting feature of the railroad line development in Poplar Bluff is the cut stone overpass built in the 300 block of N. Main Street.



The Missouri Pacific Railroad Bridge.



The now abandoned bridge of the Frisco line.

Another aspect of Poplar Bluff’s transportation history are its brick streets. The streets of Poplar Bluff were first paved with bricks in 1912, although the project was first proposed in 1909. Roy Williams, a paving contractor from Cairo, Illinois, was awarded the project. By 1913, Williams and his crew of four had completed 3 1/3 miles of brick streets, including sections of Main, Vine, and Pine Streets. The bricks positioned on hillsides were beveled and laid in a manner to give traction to horses that had to pull heavy loads up the hills. Pleased with the results of the paving, town officials voted to extend the project. While a number of streets were paved with bricks in the early 20th century, several of the streets, particularly in the downtown commercial area, were paved over with asphalt during the 1960s in an effort to modernize the city. Still, several sections of brick roadways remain intact in Poplar Bluff today, such as North Main Street near the public library.



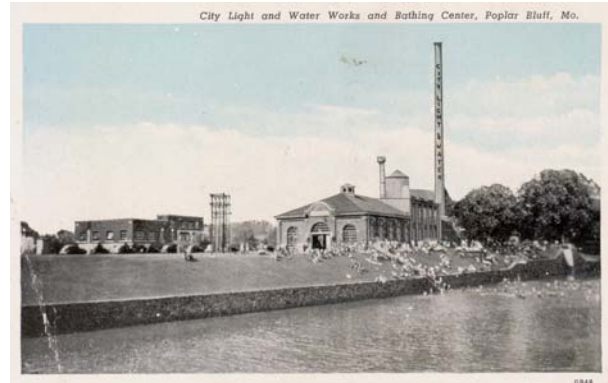
Brick roadway along North Main Street.



The cut stone overpass for the abandoned railroad in the 300 block of N. Main Street.

Industrial Architecture

Establishment of railroad lines through Poplar Bluff in the late 19th century led to substantial industrial development in the city. A great number of timber and lumber companies moved into the area in the 1870s and 1880s and remained in operation into the 1920s. Sizeable corporations such as the H.D. Williams Cooperage Company constructed large plants that sprawled over several acres. A number of manufacturing concerns were also established, and by 1907 fifty-seven manufacturing plants were in operation in Poplar Bluff. The bulk of the city's industrial development was located south of the downtown area adjacent to the railroad lines and the Black River. The timber industry, however, was the foundation for much of the city's industrial development, and as that industry faded, many others followed. As businesses closed or moved, plant buildings were demolished, and few historic industrial buildings remain in Poplar Bluff.



Historic Postcard of the Water Plant and Electrical Plant.

Poplar Bluff retains two original electrical and water power company buildings. Adjacent to the river along South Second Street is an original power plant complex. It consists of three separate buildings constructed during the early 20th century. The original section was built ca. 1900 and is a one-story, brick building with arched window and door openings. North of this building is a ca. 1915 one-story, hollow core concrete block building. The main section of the complex is a one-story brick and concrete building constructed ca. 1930.

The Municipal Water Light and Power Plant is located northeast of the commercial district on the banks of the river at 108 Johnson Street. The main building is a one-story, industrial brick structure erected ca. 1910-1917. Two of the building's four primary entrances retain original glass and wood doors, and windows in the building are arched multi-light casement designs. Each arch contains three courses of brick relief arching and concrete shoulders and keystones. Adjacent to this building is the City Water Plant building, which is a two-story, brick structure constructed ca. 1930.



The City Water Plant.



The Power Plant on Johnson Street.

Poplar Bluff's National Register Properties

Within Poplar Bluff there are currently twelve individual properties and two historic districts, the South Sixth Street Historic District and the Poplar Bluff Commercial Historic District, listed on the National Register of Historic Places. The National Register is the nation's official list of properties that are significant in architecture, history, and culture. The National Register is administered by the National Park Service and Keeper of the Register who makes the final decision about whether a property should be listed. Properties that are eligible for the National Register receive the same consideration as those that are listed.

In order to be listed on the National Register, a property must possess historic significance and integrity. A property is eligible for listing on the National Register if it meets one or more of the following criteria:

Criterion A: association with historic events or activities;

Criterion B: association with important persons;

Criterion C: distinctive design or physical characteristics; or

Criterion D: properties that have yielded, or may be likely to yield, information about prehistory or history.

In addition to meeting one or more of the above criteria, a property must retain integrity, or sense of time and place in order to qualify for the National Register. Integrity is composed of seven qualities, which are: location, design, setting, materials, workmanship, feeling, and association.

Poplar Bluff's National Register properties are among the city's oldest and most intact historic structures, and they represent a variety of architectural styles and forms. The buildings reflect Poplar Bluff's unique history and growth and remain a significant part of its present and future.

On the following pages is a discussion of Poplar Bluff's National Register-listed and -eligible properties. For each property a detailed architectural description is provided as well as a brief history of the building

Butler County Courthouse Public Square

Construction Date: 1928



The Butler County Courthouse was built in 1928 to replace an earlier courthouse damaged in the 1927 tornado. The 1928 courthouse was designed by N.S. Spencer & Son, Architects of Chicago in the Neo-Classical style. The interior of the courthouse was divided into various offices on the first and second floors with court rooms located on the third story. The courthouse was originally built with a small jail in the attic story. The use of this jail was discontinued in the 1970s and the roof was rebuilt to enclose the attic story. The jail is no longer visible and is hidden beneath the roofline. The Butler County Courthouse is the most notable example of the Neo-Classical style of any public or commercial building in Poplar Bluff. It is listed on the National Register of Historic Places for its architectural design and for its association with local government.

Architecture

The Butler County Courthouse is a three-story, Neo-Classical style building of cast concrete construction. It has a hipped asphalt shingle roof, a concrete block chimney, and a concrete foundation. Each elevation of the courthouse is identical in plan and has nine bays. The central five bays project from the main block of the building and have two-story Doric engaged columns and pilasters on the second and third floors. Each elevation contains a central entrance with an original pedimented surround with dentils and volutes. Doors and windows in the building are ca. 1980 and ca. 1993 aluminum and glass designs. Original window detailing includes voluted brackets and dentils and architrave molding. At the roofline is a projecting wooden eave, below which is a blind balustrade. The courthouse also retains much of its original interior design and detailing, including terrazzo floors, marble wainscoting, decorative ceiling moldings, plaster walls with Art Deco stenciling, and original interior single-light glass and wood doors.

St. Louis-San Francisco Railroad Depot

303 Moran Street

Construction Date: 1928



The St. Louis-San Francisco Railroad, originally the Southern Missouri and Arkansas Railroad, was built through Poplar Bluff in 1901. The original 1901 depot was razed after having been severely damaged by the 1927 tornado. The current Spanish Mission style depot was built the following year by the Gephart Construction Company of Cape Girardeau, Missouri. The structure was built in a standardized railroad company plan. Such plans were commonly used as marketing tools to create corporate symbols and identity. The railroad company chose the Spanish Mission style to bring passengers' attention to its new train service to Florida and encourage business along the line.

The St. Louis-San Francisco Depot served both passenger and freight service as Poplar Bluff became a major stop between Springfield and Memphis. The depot served the line for several decades. Following World War II, passenger traffic decreased significantly and the railroad closed its Poplar Bluff connection and depot in 1965. The building was then acquired by the city, which used it for various offices. The building now houses a railroad museum. The St. Louis-San Francisco Railroad Depot is listed on the National Register for its significant role in the development of transportation in Poplar Bluff and for its architectural design.

Architecture

The St. Louis-San Francisco Depot is a one-story, brick structure built in 1928 in a Spanish Mission style. It has a concrete foundation, two interior brick and stucco chimneys, and an exterior of textured stucco with random inset brickwork. Wainscoting of glazed paver-brick laid in a running bond stands approximately three feet from the foundation. The gable and hipped roof is of Spanish tile and features curvilinear arches capped with marble slabs and finials. The depot retains some original wood windows including four-light casement and six-over-one sash designs, and it has three original four-light glass and wood paneled doors. Decorative details include narrow arched vent windows and insets with stucco urn designs in the gable bays.

Alfred W. Greer House

955 Kinzer Street

Construction Date: 1915



This Craftsman style dwelling was built in 1915 as the home of Alfred W. Greer (1874-1966), a local carpenter and builder, who used extensive amounts of oak and other hardwoods on the interior finishes. As a builder, Greer constructed several homes throughout Poplar Bluff, including three others on Kinzer Street. In 1922 the Greer family sold their house to Joseph and Nellie Gray. The Grays owned the J.S. Gray Wholesale Grocery Company and were active in a variety of civic and charitable organizations. Joseph Gray died in 1956, and following Mrs. Gray's death in 1966, the house was inherited by their daughter Pauline and her husband Frank Thompson Hearne. Mrs. Hearne continues to own and reside in the dwelling. The Alfred W. Greer House is Poplar Bluff's finest example of the Craftsman style and is listed on the National Register for its architectural design.

Architecture

The Alfred W. Greer House is a two-and-one-half-story, Craftsman-style, dwelling built in 1915. The dwelling has an exterior of stretcher bond brick and a low-pitched gable roof of clay tile. The house's wide eaves have paired, exposed, decorative roof rafters. The dwelling has a two-story porch with large brick columns, and the second story is enclosed with original screen panels. A single-bay, side-gable porte-cochere with a clay tile roof adjoins the porch on the west elevation. A one-story entry porch joins the porch on the east elevation and has corner brick piers and a curved clay tile roof. This porch contains the main entrance, which has an original single-light glass and wood door. Windows in the dwelling are original one-over-one wood sash designs.

The interior of the dwelling retains its original hardwood floors, plaster walls, beamed/coffered ceilings, and paneled wainscoting. The interior also features built-in cabinetry, an oak colonnade with square Doric motif columns, and a central staircase with a landing reached by three different runs of stairs.

Moore-Dalton House

421 N. Main Street

Construction Date: 1883/1890/1896



Thomas H. Moore built the original one-story section of this dwelling in 1883, and added a second story in 1890. Moore was a local businessman who operated the T.H. Moore Company, and later went on to serve a term as mayor of Poplar Bluff. James L. Dalton purchased the house in 1896 and remodeled it into its present Neo-Classical design, a dominant style for dwellings in the early 20th century. Dalton was a merchant and was co-owner of the Wright and Dalton Store, which developed into one of Poplar Bluff's largest department stores. In 1904, Dalton launched the Dalton Adding Machine Company. Dalton's home was inherited by his children and it remained in the family until 1979. At this time the City of Poplar Bluff purchased the property and established an art museum in the dwelling. The Moore-Dalton House is listed on the National Register for its significance in architecture.

Architecture

The Moore-Dalton House is a two-story, frame, Neo-Classical style dwelling. The original one-story section was built in 1883 and a second story was added in 1890. In 1896 the dwelling was remodeled into its present design. The house has a brick and stone foundation, exterior of weatherboard siding, interior brick chimney, and gable roof of asphalt shingles. On the main facade is a full height portico with fluted Ionic columns. The portico has a second story balcony with a milled balustrade. Classical detailing on the dwelling includes garland and swag designs in the fascia board, scalloped valences, and decorative scrollwork above windows and doorways. The main entrance has an original single-light glass and wood door, with a classical surround featuring fluted Ionic pilasters and a cornice with floral decorations. The house also retains original wood sash windows with single and multi-light upper sashes. In front of the dwelling is a cast iron fence that dates to the 1896 remodeling. The dwelling's interior retains original wood floors, doors, and plaster walls, as well as original mantels, classical detailing, and an elaborate staircase with leaded glass panels on the landing.

J. Herbert Moore House 445 N. Eleventh Street

Construction Date: 1938



J. Herbert Moore and his wife, Francis, constructed this two-story International style dwelling in 1938. Moore was a businessman who operated the Moore Ford Motor Sales. He also was involved in real estate development and built one of the area's first strip shopping centers. After the dwelling was completed, Moore purchased two adjacent lots to provide additional garden space. Moore continued to own the property until 1949 when he sold it to his sister, Mickey Bloodworth, and her husband, Charles. The Bloodworths sold the property in 1956 to Dr. Albert Louis May, Jr.

J. Herbert Moore is believed to be the builder of the house and based his design on plan books of the period. The International style was a radically new architectural style developed in Germany that was not based on historic precedents. The style emerged in the 1920s and became popular in the United States during the 1930s. This style was rarely built in Missouri outside of the major urban areas of Kansas City and St. Louis. The J. Herbert Moore House is the only example of the International style constructed in the city of Poplar Bluff in the mid-20th century. It is listed on the National Register of Historic Places for its architectural design.

Architecture

The J. Herbert Moore House is a two-story, dwelling of frame and concrete construction built in 1938. The dwelling was designed in the International style, which is demonstrated in its flat roof, irregular massing, and asymmetrically placed windows and doors. The dwelling has a stucco exterior, and an exterior brick chimney. Windows include plate glass windows on the main facade added ca. 1960, original one-over-one and two-over-two wood sash windows, original multi-light steel casement windows, and original structural glass blocks. On the main facade is a small one-story, projecting entry bay with a flat roof. This bay contains the main entrance, which has a ca. 1975 wood paneled door.

Poplar Bluff Public Library

318 N. Main Street

Construction Date: 1936



The Poplar Bluff Public Library was built in 1936 and was the first public library building constructed in the city. Poplar Bluff's library was organized in 1915 and relied on donations and volunteers to maintain its small collection, which initially was stored in a private home. As the collection grew, space was provided at various locations in the city, including a former Elks Lodge. The need for a permanent library facility was apparent by the early 1930s, and in 1935 the city backed a bond issue of \$30,000 for the construction of a new library. The St. Louis firm of Pleitsch & Price Architects designed the building, and Rhinehart Construction Company served as the contractor. The library was built in the popular Colonial Revival style, which was used for many public and governmental buildings of the period. The library officially opened on September 11, 1936. Over 1,000 residents attended the opening reception. The facility featured a reading room and book shelves on the first floor, and a civic auditorium in the basement.

The Poplar Bluff Library is significant for its association with the social development of Poplar Bluff. This building was constructed following organized citizen efforts to promote community welfare. Today the library continues to serve in that capacity, as well as provide educational services. The Poplar Bluff Library is also significant for its outstanding Colonial Revival architecture.

Architecture

The Poplar Bluff Public Library is a one-story brick, Colonial Revival style building constructed in 1936. The building has a full basement with a concrete foundation, a gable roof of asphalt shingles, and an exterior of multi-colored Flemish bond brick. The building features an accentuated entrance with a pediment, dentils, a decorative urn panel, and a multi-light arched transom. Windows throughout the building are original thirty-light metal casement design with concrete sills and brick jack arches with concrete keystones. Palladian style windows are located on the north and south elevations. The library also retains much of its original interior detailing including plaster walls and ceilings, staircase and railing, interior doors and transoms, and some built-in bookshelves. A large lateral wing was added to the building in 1998.

Thomas Moore House 435 Lester Street

Construction Date: 1896



This dwelling was built in 1896 as the home of Thomas Hugh Moore, a successful local businessman. Moore operated a general mercantile store known as the T.H. Moore Company, and served as mayor of Poplar Bluff in 1887. Moore had his house built in the popular Queen Anne style of the late 19th century and also incorporated detailing reflective of the Colonial Revival style. Moore died in 1899, and his wife Jennie continued to live in the house with their four children until her death in 1934. The house continued to be owned and occupied by the Moore siblings, none of whom ever married, until 1974. The Thomas Moore House is one of Poplar Bluff's most representative examples of the Queen Anne style and it is noteworthy for its architectural design.

Architecture

The Thomas Moore House is a two-and-one-half-story, frame dwelling built in 1896. The house was designed in the Queen Anne style and also features Colonial Revival influenced detailing. It has a brick foundation, gable and hipped roof of asphalt shingles, an interior brick chimney, and exterior of weatherboard siding. The Queen Anne style is evident in the dwelling's asymmetrical form, a projecting two-story polygonal bay on the main elevation, wood fish scale shingles in the gable fields, and a stained glass window. The dwelling's classical detailing includes Tuscan columns on the porches, eave dentils, and Palladian windows in the gable fields. The interior of the house displays its original floor plan and decorative woodwork including an ornate staircase, pocket doors, wainscoting, and built-in cabinets.

John Archibald Phillips House

522 Cherry Street

Construction Date: 1891



This dwelling was built as the home of John Archibald ("Arch") Phillips and his wife Nettie Hach Phillips in 1891. Phillips worked as an engineer on the St. Louis, Iron Mountain and Southern Railroad and served as a Poplar Bluff city councilman. Phillips was also responsible for the construction of several Poplar Bluff residential and commercial properties. The Phillips family sold the home in 1897 to Harry M. Roush, an engineer for the St. Louis, Iron Mountain and Southern Railroad. Following Roush's death in 1904, his wife Anna operated the home as a boarding house, renting rooms to railroad workers. Mrs. Roush also made space available for tailor George Heppner who operated a small workshop on the second floor. Mrs. Roush remarried in 1908. Her husband, Charles J. Davis, owned a livery business and stable across the street. He also worked for the Missouri Pacific Railroad and was associated with the Moss-Davis Company, a wholesale food business.

The tornado that struck Poplar Bluff on May 13, 1927 severely damaged the Davis's home. The house lost its roof, the front porch was damaged, and several windows were blown out. The roof was soon replaced and the porch rebuilt with its original columns, a new concrete foundation, concrete piers and a balustrade. Anna Loewinger Roush Davis died in 1962, and left her Cherry Street home to the Zion Lutheran Church. In 1965, the church sold the dwelling to Orville and Alice Allen. The Allens owned the property until 1987 when the property was sold to the Butler County Historical Society as a museum and office space. The John Archibald Phillips House was listed on the National Register in 1997.

Architecture

The John Archibald Phillips house is a two-story, Queen Anne style dwelling constructed in 1891. The dwelling rests on a brick pier foundation infilled with brick and has a gable roof of asphalt shingles, two interior brick chimneys, and exterior of weatherboard siding and octagonal wood shingles. The dwelling has a one-story porch on the main (north) façade, and a two-story porch on the east elevation. Both porches have chamfered wood columns and the rear porch retains its original milled balusters. In the gables are decorative bargeboard panels and at the eaves are exposed rafters, decorative brackets, and drop pendants. The main entrance has an original single-light glass and wood paneled door with border lights of various colors, and windows in the dwelling are original one-over-one wood sash and 1927 three-over-one vertical light sash designs. The dwelling's interior floor plan is unaltered and displays its original ornate staircase, pocket doors, fireplace mantels, and wainscoting. An original cast iron hoop fence with fleur-de-lis pickets fronts the house and rests on a rough-faced, stone retaining wall capped with concrete coping.

Mark Twain School

1012 N. Main Street

Construction Date: 1910



The Mark Twain School was constructed in 1910 as the city's growing population required a new high school. The building replaced Central High School, which then served as a junior high facility. Named for renowned American writer and humorist Mark Twain, the new high school was a large two-story, brick structure that reflected modern school plans of the period. The building's H-shaped floor plan and raised basement were based on concepts of architect William B. Ittner, who also served as St. Louis, Missouri's Commissioner of School Buildings. The progressive design advocated fireproof construction and the increased use of natural light. Poplar Bluff architect L.B. Walker designed the school with modest Neo-Classical influences. This style, which employs classical detailing and large porticos, was immensely popular in the early 20th century for schools and other public buildings.

The Mark Twain School served as the city's only high school facility for several decades. By the 1950s, however, the building no longer had sufficient space to accommodate the city's high school students, and in 1951 a new facility, also named the Mark Twain School, was built several blocks to the north. The "old" Mark Twain School was then converted into an elementary school and it remained in this use until 1988. At this time the school board sold the building to the City of Poplar Bluff, which then converted the school into the Poplar Bluff Museum. The Mark Twain School served Poplar Bluff for seventy-eight years, first as the city's main high school from 1910 to 1951, and then as an elementary school until 1988. The building is the oldest remaining public school building in the city and retains its original floor plan and overall form. It is listed on the National Register for its significance in the educational history of Poplar Bluff.

Architecture

The Mark Twain School is a two-story, H-plan, Neo-Classical style, school building erected in 1910. Constructed of brick laid in stretcher bond, the building is composed of two, parallel, rectangular-plan, hipped roof blocks joined by an enclosed two-story flat roof corridor. The building rests upon a scored, cast concrete, raised basement and a cast concrete water table extends along all four sides of the building. It has a hipped roof of asphalt shingles. The building's primary entrance is framed by cast concrete Doric motif pilasters and directly above the entrance is the inscription "Mark Twain School, 1910" etched in cast concrete panels. The cast concrete pilasters are continued at the second floor level and at the roofline above the primary entrance is a projecting gable with an exterior of pressed metal shingles. Design elements of the school include paired modillion blocks at the eaves, and corbelled, engaged, corner pilasters on each elevation. The majority of the building's windows and doors were replaced in the 1970s with modern aluminum and glass designs. The interior of the building retains its overall floor plan of four classrooms per floor with central connecting corridors. Most original interior doors remain intact along with original staircases.

St. Louis, Iron Mountain & Southern Railroad Depot and Staircase 400 S. Main Street

Construction Date: 1910



The St. Louis, Iron Mountain & Southern Railroad Depot was constructed in 1910 to replace an earlier depot at this location. Built in 1872, the St. Louis, Iron Mountain, and Southern Railroad was the first railroad completed through Poplar Bluff and connected the city with Little Rock, Arkansas and Cairo, Illinois. The railroad had a major impact on the growth and development of Poplar Bluff by connecting the region to major markets throughout the country. In addition to agricultural products, the line provided transportation for the shipping of raw lumber and lumber products, and Poplar Bluff's rail connections made it a center for lumber related industries. Various manufacturing firms sprang up near the railroad lines and commercial development greatly expanded in the community in the late 19th and early 20th centuries.

The 1910 St. Louis, Iron Mountain, and Southern Railroad Depot was the third depot built at this location. The depot was designed to serve both passengers and freight with a central two-story section containing a waiting room, ticket offices and restrooms. The building also served as a division office for the railroad, and dispatchers, telegraph operators and division offices were located on the second floor. A lunch room operated out of the southern one-story section of the building, serving passengers, train crews and local citizens. The depot's appearance is similar to standardized plans of the period and it displays Bungalow/Craftsman influenced detailing. Because the depot was set below street level, an elaborate cast concrete staircase was constructed from the depot to Main Street. The staircase had wrought iron columns with electric lights and a wrought iron picket fence. Steps were concrete with cast Grecian urn balusters capped by a fluted concrete cap rail which held an iron hand railing. In 1917 the St. Louis, Iron Mountain, and Southern Railroad merged with the Missouri Pacific Railroad. In 1986, the Missouri Pacific Railroad was renamed the Union Pacific Railroad and the building is presently referred to as the Union Pacific Depot. Today, the depot is still in use as an Amtrak station. The building retains much of its original character and is listed on the National Register for its significance in the development of rail-related transportation in Poplar Bluff and for its architectural design.



Architecture

The St. Louis, Iron Mountain & Southern Railroad Depot was constructed in 1910, designed by an unknown architect who worked for the railroad company. The building was constructed with influences of the Bungalow/Craftsman style with wide eaves, large eave brackets, and a low-pitched hipped roof. The depot is a two-story brick building with flanking one-story wings, a stone foundation, and a hipped roof of asphalt shingles. The exterior is composed of stretcher bond buff brick and yellow and tan glazed brick. On the east facade is a full-length wood awning with large support brackets and exposed eave rafters. Entrances to the depot include original double doors of single-light glass and wood design, original wood sliding track doors, and late 20th century metal designs. Windows throughout the building are original one-over-one double-hung sash with concrete sills and lintels. To the northwest of the depot is the Iron Mountain Staircase completed in 1910. The staircase is constructed of cast concrete with concrete piers, a balustrade and added ca. 1960 pipe railing. At the street level is a cast iron balustrade. The staircase connects the depot with Main Street.

Wheatley Public School

915 Garfield Street

Construction Date: 1928



The Wheatley Public School was built in 1928 to serve students in the surrounding African American community. The school, named in honor of famed African American poet Phillis Wheatley, replaced the original one-room schoolhouse on this site, which had been built in 1901. The Wheatley Public School was designed by the architectural firm of Bonsack & Pearce, Inc., and the building contractor was J.J. Miller. The building was designed in the Colonial Revival style and contained a library, eight classrooms, and a gymnasium. The school served grades one through twelve and was the only school for African American students in Poplar Bluff from 1928 to 1958, when Poplar Bluff Schools were integrated. The Wheatley Public School was considered one of the best schools for African Americans in Missouri in the 1950s and it boasted that all fourteen of its teachers had achieved at least their B.S. degree.

The Wheatley Public School was also a center of social and community life and was used for social gatherings, theatrical productions, and other community services. The school, along with the neighboring 1917 Pleasant Hill Baptist Church, served as the heart of the local African-American community. The Wheatley Public School was integrated with Poplar Bluff High School beginning in 1958, and continued to be a center of Poplar Bluff's African American community. A fire caused severe damage to the school in 1967, but repairs were soon made. The Wheatley Public School continues to serve as an educational facility for the youth of Poplar Bluff. The building was listed on the National Register for its significance in the educational history of Poplar Bluff and for its historic association with the city's African American population.

Architecture

The Wheatley Public School is a two-story school building constructed in the Colonial Revival style in 1928. The building was designed in a "U" plan and has a cast concrete foundation, flat roof of asphalt based roofing material, and exterior of six-course common bond brick. The building is composed of central corridors and classrooms on both floors with a gymnasium that encompasses much of the west section of the building. Entrances have original cast concrete surrounds with keystones and a dentilled cornice. The building also features corner quoins, window lintels with keystones, and original copper light fixtures. Windows and doors date to ca. 1970 following the building's fire damage. The interior of the building retains its original floor plan and detailing, including plaster walls and ceiling, wood floors, staircases, and original multi-panel glass and wood doors with rectangular transoms.

Williamson-Kennedy School, 614 Lindsay Street

Construction Date: 1922



The Williamson-Kennedy School was built in 1922 in a residential neighborhood north of Poplar Bluff's downtown commercial area. The building was the first of three new elementary school buildings constructed in Poplar Bluff during the 1920s due to the city's rapid growth in population. The Williamson-Kennedy School replaced an earlier school on the site, Benton School, built in 1885, and was named in honor of two of Benton's teachers, Hattie Williamson and Clara Thompson Kennedy. The Williamson-Kennedy School was built in the Colonial Revival style, which was commonly used for educational buildings of the era. The school served as a Poplar Bluff educational facility for seventy-five years before closing in 1997. The building is one of only two early 20th century elementary school buildings in the city which retain their original character. It was listed on the National Register for its significance in the educational history of Poplar Bluff.

Architecture

The Williamson-Kennedy School is a three-story, rectangular plan Colonial Revival style building. Constructed of brick laid in English bond, the building rests on a cast concrete foundation and has a flat roof of asphalt based roofing material. On the main (west) facade are two primary entrances located in one-story projecting wings at the corners of the building. Entrances have cast concrete door surrounds with concrete quoins, Doric pilasters, open balustrades, and entablatures with cast concrete triglyphs and guttae. Doors are of ca. 1970 aluminum and glass design. Windows in the building are ca. 1970 one-over-one aluminum sash designs. Window openings have brick sills and soldier course lintels, and third-story windows are divided by paired brick pilasters with concrete Doric capitals. The interior retains original wood floors and plaster walls, interior wood and glass doors, and a wood staircase.

Rodgers Theatre, 202-204 N. Broadway

Construction Date: 1949



The Rodgers Theatre was opened in 1949 and is an example of late Art Moderne architecture. It was built for I. W. Rodgers, who opened his first theater in Poplar Bluff in 1914, eventually acquiring almost all of the theaters in town. The building was designed by Hugo K. Graf and built by Edgar Stephens & Sons.

The Rodgers had 1160 'Bodyform' seats in its auditorium, a balcony, and a crying room, which had a soundproof glass window which allowed mothers to still view the movie. Early ads for the Rodgers made much of the fact that it was air-conditioned and heated, and was hailed as the most modern theater between St Louis and Memphis when it opened. The first film shown at the Rodgers was 'Red Canyon' with George Brent and Ann Blythe. Close to 2000 people attended the opening day festivities, including the mayor of Poplar Bluff, who cut the ribbon and purchased the first ticket.

Its front doors were made of solid walnut, and the circular shaped main lobby contained leather benches and a concession stand. Staircases led up to the balcony and down to the restrooms. Also as part of the Rodgers Building, there was a dime store on the main floor and offices above the theater. The Rodgers' marquee was illuminated by neon lighting, and contained a tower with the name of the theater in large red letters, as well as multicolored panels behind the tower.

In the ensuing years, the ticket booth was closed, and the theater was divided into two screens. The theater was sold by the Rodgers family to the Kerasotes chain in 1966, which continued to operate the theater until it was closed in 1998, due to the chain's opening a new multiplex theater nearby. In 1999, Kerasotes donated the Rodgers Theatre to Butler County, which plans to convert the building into a performing arts venue with government offices upstairs.

The Rodgers Theatre was listed on the National Register in 2001 for its significance in commerce, architecture and recreation.

Architecture

The Rodgers Theatre is a one-story brick theater building built in the Art Moderne style. The building has an exterior of tan colored brick and a central bay with concrete pylons and metal panels. The building is distinguished by its large metal and neon marquee and by its central metal tower with the sign "Rodgers." Entrances to the building retain their original glass and wood doors. The offices on the N. Broadway façade have original metal windows and doors. The interior of the building retains much of its original design including seats, stage, and balcony areas.



Rodgers Theatre, ca. 1950.

SOUTH SIXTH STREET HISTORIC DISTRICT

The South Sixth Street Historic District is a small residential area located two blocks west of downtown Poplar Bluff that consists of three dwellings and their associated outbuildings and structures. This area of the city developed as a preferred residential neighborhood during the late 19th century. As Poplar Bluff prospered following the Civil War, the city's leading merchants began to construct a series of notable homes along the hillside west of the commercial area. These homes lined Cherry, Maple, Cedar, Poplar, and Vine Streets along with the numbered streets of South Sixth, South Seventh, and South Eighth. In addition to the close proximity to the city's commercial area, the hillside neighborhood offered nice views and protection against occasional flooding from the Black River. By the turn of the century, this was a thriving neighborhood of large two-story frame and brick dwellings occupied by Poplar Bluff's professionals and businessmen.

The three dwellings of the South Sixth Street Historic District date from 1884 to 1917 and are the Luke F. Quinn House at 303 South Sixth Street, the Warren S. Randall House at 205 South Sixth Street, and the John C. Corrigan House at 225 South Sixth Street. The oldest of these is the Luke F. Quinn House. An Irish immigrant, Quinn had come to Poplar Bluff in 1870 to survey the railbed of the St. Louis, Iron Mountain, and Southern railway. He chose to stay in the town and with a partner opened the Black River Hotel (later the Quinn Hotel). In 1876, he established the Quinn Drug Company. Quinn built his South Sixth Street home in 1884. Due to its dominant hillside position and Quinn's heritage, the house was nicknamed the "Irish Castle." The two-story sandstone dwelling is the only major house known to have been built of stone within Poplar Bluff in the 19th century. Following Quinn's death in 1915, the property passed through a succession of owners. Around 1950, the original two-story porch was removed and a one-story porch was added. In the early 1980s, the James Clark family purchased the house and restored it to its original design with the construction of a two-story porch based upon the original design.



The Luke F. Quinn House has a rebuilt porch but otherwise retains most of its original design.

One block north of Quinn's house, Warren S. Randall had a two-story, brick, Queen Anne style dwelling constructed in 1889. Randall was a prosperous local merchant and also held positions on the Butler County Federal Farm Loan Bureau and the State Bank of Poplar Bluff. He also served as city collector, and for a period of ten years worked as Poplar Bluff's Postmaster. His South Sixth Street home features a corner tower, bracketed eaves, and segmental arched windows. Around 1910 Randall replaced the original porch with a more "modern" Colonial Revival style porch with Tuscan columns. The house has passed through several owners since Randall's death in 1922; however, few other major changes have taken place to the dwelling



The Warren S. Randall House at 205 South Sixth Street.

John C. Corrigan built his house on the 200 block of South Sixth Street in 1917. Corrigan came to Poplar Bluff in 1895 and worked in Thomas D. Ferguson's abstract office. In 1900, Corrigan opened his own agency, The Poplar Bluff Land and Abstract Company. He was also among the group of business leaders who chartered the State Bank of Poplar Bluff in 1901. Corrigan served as president of the bank from 1907 until 1940. He also served as a city councilman between 1903 and 1905. Corrigan's prosperity is reflected in his two-story Colonial Revival style dwelling, which was built at great cost with a granite foundation, limestone columns, stained glass windows, and a clay tile roof. The dwelling is the finest high style example of Colonial Revival style residential architecture in Poplar Bluff.



The John C. Corrigan House as it appeared in the early 20th century.

The South Sixth Street Historic District is listed on the National Register of Historic Places for its architectural significance. The district's three dwellings comprise the only intact section of this turn-of-the-century neighborhood that retains integrity. Many of the neighborhood's original dwellings have been razed, and several others have been altered with the addition of synthetic sidings and porch materials, and no longer retain integrity. The three dwellings of the South Sixth Street Historic District represent Poplar Bluff's most cohesive grouping of significant residential architecture from the turn of the century. In addition to the dwellings, the district contains one garage, an iron fence, and a stone retaining wall that also date to this era and are contributing elements to the district.

Architecture

The three dwellings of the South Sixth Street Historic District were constructed between 1884 and 1917. The dwellings are two-stories in height and are representative of popular turn-of-the-century architectural styles. The Luke F. Quinn House at 303 South Sixth Street is the oldest dwelling in the district. Built in 1884 it is a two-story, rectangular plan stone dwelling with a one-story gable roof frame wing. The dwelling has a stone foundation, hipped roof of asphalt shingles, interior wall stone and brick chimneys, and an exterior of regular course sandstone. On the main (east) elevation is a two-story gable roof portico built ca. 1985. This portico was designed to replicate the original porch at this location (which was removed ca. 1950) and it has square wood columns with Doric motif capitals, and a railing with square wood balusters. Both the main entrance and the entrance leading to the second story balcony are set within segmental arches and have original doors and transoms. Windows in the dwelling are original two-over-two rectangular wood sash design set within stone segmental arches. The interior of the dwelling retains its original wood staircase, floor plan, wood floors, and some plaster walls and ceilings.

The Warren S. Randall House at 205 South Sixth Street is an irregular-plan, cross-gabled, Italianate style dwelling constructed in 1889. The dwelling has a stone foundation, gable and hipped roof of asphalt shingles, exterior of common bond brick, and interior and exterior wall chimneys. On the main (east) and north elevations is a one-story wraparound porch added ca. 1910 which has Tuscan wood columns resting on brick piers and a brick railing. At the northeast corner of the dwelling is a prominent two-story square brick tower with a pyramidal roof, finial, and decorative wood bargeboard beneath the eaves. The main entrance is located within the east elevation of the tower and has original double doors of single-light glass and wood design, and a rectangular transom with border glass lights. Windows are original one-over-one wood sash design and have segmental brick arches or are grouped in pairs on the first floor within a large segmental brick arch. Second story windows have small mansard roofs of wood shingles and bracketed eaves. The interior of the dwelling retains its original floor plan and details including wood floors, plaster walls, milled staircase, and wood doors. A ca. 1910 cast iron and cast concrete fence bounds the property on South Sixth and Poplar Streets.

The John C. Corrigan House at 225 South Sixth Street is a two-and-one-half-story, rectangular plan, Colonial Revival style dwelling completed in 1917. The house has a foundation of pink granite, gable roof of Spanish clay tile, interior end brick chimneys, and an exterior of stretcher bond brick. On the main (east) facade is a two-story projecting gabled bay that contains the main entrance, which has a large, single-light glass and wood door with stained glass sidelights with floral panels and a transom. The entrance leads to a one-story entry porch supported by limestone Tuscan columns. This porch has a flat roof with a brick balustrade and below the eaves are large modillion blocks. A similar porch is located at the entrance on the south elevation. A brick and concrete deck spans the rest of the main facade and has a brick balustrade and concrete railing. Windows in the dwelling are original six-over-one and four-over-one wood sash designs with brick jack arches and concrete keystones. The first floor has arched tri-part windows. The dwelling also features brick quoins at the corners and gable dormers at the roofline with elliptical multi-light sash windows.



John C. Corrigan House.

The interior of the Corrigan House retains much of its original floor plan and detailing including wood floors and plaster walls and ceilings. The dwelling has an ornate central staircase, original paneled wood doors, and original door and window surrounds. In front of the dwelling is an original stone and concrete retaining wall. Also on the property is an original one-story, stone, hipped roof garage. This two-bay garage was also built to house servant's quarters and has an interior brick chimney.

Poplar Bluff Commercial Historic District

The Poplar Bluff Commercial Historic District is located in the center of downtown Poplar Bluff and consists of commercial buildings used for a variety of retail businesses and offices. These buildings were constructed in the late 19th and early 20th centuries and reflect the historic commercial development of Poplar Bluff, which became one of southeast Missouri's largest manufacturing and commercial centers.

Poplar Bluff's initial commercial development is attributed to the development of the railroad and the lumber industry in the late 19th century. The St. Louis, Iron Mountain, and Southern Railroad was constructed through the city in 1872. The line provided ready access to markets for the abundant timber in the area and numerous lumber companies opened operations in the community. These companies employed hundreds of workers and Poplar Bluff's population grew from 791 in 1880 to 4,321 in 1900.

Corner of 4th and Poplar- 1914
(Photo courtesy of Bill Hogg).



As Poplar Bluff's population grew, the city developed a thriving commercial district. During the late 19th century many one- to three-story brick commercial buildings were built in and around the public square.

These buildings were constructed with influences of the Italianate, Queen Anne, and Second Empire styles that were popular of the period. The commercial area covered approximately two blocks along Main and Vine Streets. The lumber industries and railroads spurred continued growth and development of the city, which reached a population of 6,916 by 1910. As a result of this growth, the downtown commercial area expanded as several buildings were constructed along South Broadway and Vine Street.

The most notable among these was the three-story Begley Building, which was constructed in 1908. Poplar Bluff's commercial buildings contained a wide variety of businesses such as dry goods stores, groceries, hardware stores, clothiers, and other merchants.



Looking down Main Street
from Vine Street 1908
(Photo courtesy of Bill Hogg).

The decline of the timber industry resulted in little growth in Poplar Bluff during the 1910s and 1920s, although the city's downtown area continued to be an active vital commercial center for the region. In May of 1927, a devastating tornado hit Poplar Bluff and caused extensive damage to the commercial area, particularly the blocks east of Fifth Street to Second Street. While some buildings sustained only minimal damage, several were damaged beyond repair and had to be razed. The tornado resulted in the loss of much of the downtown area's Victorian era character. As the area was rebuilt, new commercial buildings tended to reflect simpler masonry forms known as "Tapestry Brick." These facades are characterized by rectangular windows, minimal brick cornices at the roofline, and decoration largely confined to brick patterns in the upper facade. Most of the buildings in the 400 block of Vine Street were rebuilt after 1927 with these characteristics.



Main and Vine Street intersection looking South – 1942
(Photo courtesy of Bill Hogg).

The Poplar Bluff Commercial Historic District is listed on the National Register for its significance in local and regional commerce. The area along Vine and S. Broadway contains the largest intact collection of historic commercial buildings in the city. In recent years, many of the buildings in the downtown area have been altered with modern storefront materials, enclosed upper facade windows, or concealed facades. Despite some changes and alterations, the buildings within the Poplar Bluff Commercial Historic District retain sufficient character to maintain a sense of their early 20th century time and place.

Architecture

The Poplar Bluff Commercial Historic District is located along sections of S. Broadway and Vine Street. The district is composed of one- to three-story commercial buildings constructed primarily between 1896 and 1910. Several of these buildings were remodeled during the late 1920s and early 1930s following a tornado in 1927 that damaged the downtown area. All of the buildings in the district are of masonry construction and reflect elements of the Italianate and Colonial Revival styles. Within the district are 18 buildings, of which 14 are considered contributing to the character of the district.

The oldest buildings in the district are located in the 400 block of Vine Street. The two-story, brick buildings at 424, 432-442, and 444 Vine Street were built in 1896, and each was rebuilt following the 1927 tornado. Original features of these buildings include corbelled brick cornices, soldier course lintels and a brick water table, and some original single-light wood and glass doors. The 444 building has decorative inset wood panels and original one-over-one wood sash windows. The 424 location features brick and concrete bulkheads and wood and glass display windows from the late 1920s. One storefront of the 432-442 building retains an original surround of black Carrara glass. This structural pigmented glass came into vogue in the 1920s and remained popular in commercial architecture into

the 1940s. Its sleek, streamlined look gave buildings a neat, modern appearance, and provided an easily cleaned surface. Many downtown Poplar Bluff buildings that were damaged during the 1927 tornado chose to incorporate the popular architectural glass into their reconstruction. In addition to the building at 432-442 Vine Street, Carrara glass panels can be found on storefronts in the historic district at 407-415 Vine Street, 400 Vine Street, 319-325 Vine Street, and 105-109 S. Broadway.



The Begley Building, 401 Vine Street.



The Fraternal Building at
117-119 S. Broadway.

The Begley Building at 401 Vine Street is a significant downtown structure that survived the 1927 tornado relatively intact. This three-story, brick, commercial building was constructed in 1908 in a Colonial Revival influenced design with two separate storefronts on the main façade. The storefronts retain original cast iron columns and recessed entrances with original single-light glass and wood double doors. Brick quoins appear at the corners of the building and divide the upper floor windows, which are ca. 1928 three-over-one wood sash designs. The building also features a terra cotta cornice with dentils and modillion blocks.

Another significant building in the district is the Fraternal Building at 117-119 S. Broadway. This three-story, brick, commercial building was constructed ca. 1928. Although its storefronts have been altered, the building's upper façade retains original details such as full height brick pilasters with concrete Doric capitals that divide the window bays, original concrete window sills and soldier course brick lintels, and rectangular panels of decorative brick and concrete laid in diamond patterns. The building has two concrete cornices and a stepped parapet at the roofline with concrete coping.

Other early 20th century buildings within the district feature original architectural elements such as cast iron columns or pilasters, such as those at 203 and 205 S. Broadway and 311-317 Vine Street, which were constructed ca. 1906. The one-story, brick building at 207-215 S. Broadway was built in 1913 and features an elaborate corbelled brick cornice at the roofline. Original features such as these help to convey the district's historic character and contribute to its sense of time and place. The Poplar Bluff Commercial Historic District contains the largest intact collection of historic commercial buildings within the city, and these buildings reflect the historic commercial development of Poplar Bluff.

North Main Street Historic District (National Register-eligible)

The North Main Street Historic District is a small residential neighborhood in the 400 block of North Main Street, which is a primary corridor leading northwest from the downtown area. The district contains sixteen dwellings including the National Register-listed Moore-Dalton House. Also located in the district is the Holy Cross Episcopal Church. This residential area developed to the north of downtown during the late 19th and early 20th centuries. The proposed district contains several fine examples of the Queen Anne and Bungalow architectural styles. Upper and middle-class residents of Poplar Bluff constructed primarily two-story dwellings along the primary corridor of North Main Street in close proximity to the city's commercial area. The dwellings of the proposed North Main Street Historic District date from ca. 1890 to ca. 1930. One of the most prominent houses in the district is the Moore-Dalton House, which was built by Thomas H. Moore in 1883 and expanded in 1896 by James L. Dalton. Dalton was a leading merchant in Poplar Bluff and later established the Dalton Adding Machine Company. Other homes in the district were also occupied by Poplar Bluff's businessmen and professionals. In 1902, the Holy Episcopal Church was erected at 420 North Main Street.



This image shows North Main Street in the early 20th century. The Episcopal Church is in the background.

(Photo courtesy of Bill Hogg.)

Architecture

The majority of dwellings in the proposed North Main Street Historic District reflect either the Queen Anne or Bungalow styles. The Queen Anne style dwellings are primarily two-stories in height and are of frame construction. These dwellings have varied rooflines and feature dominant porches and details such as decorative shingles. Bungalow style dwellings in the district are representative examples of this popular early 20th century architectural style and have brick exteriors. The Moore-Dalton House, which is centrally located within the district, reflects the Neo-Classical style with a large full-height portico with a second story balcony and classical detailing. In addition to the single-family dwellings, the district also contains an early 20th century apartment building. This structure at 443-447 North Main Street is two-stories in height and was designed in a modest Colonial Revival style. The building contains four apartments and has two entrances on the main façade. Holy Cross Episcopal Church was constructed in the district in 1902 in the Gothic Revival style. The church has an exterior of rusticated hollow core concrete blocks, and it features a steep gable roof, wall buttresses, and Gothic arched windows and transoms. The North Main Street Historic District has been determined eligible for listing on the National Register, but is not yet listed. The proposed district is eligible for its architectural significance. The district is one of the few remaining intact collections of late 19th and early 20th

century dwellings in Poplar Bluff.



Neo-Classical style Moore-Dalton House.



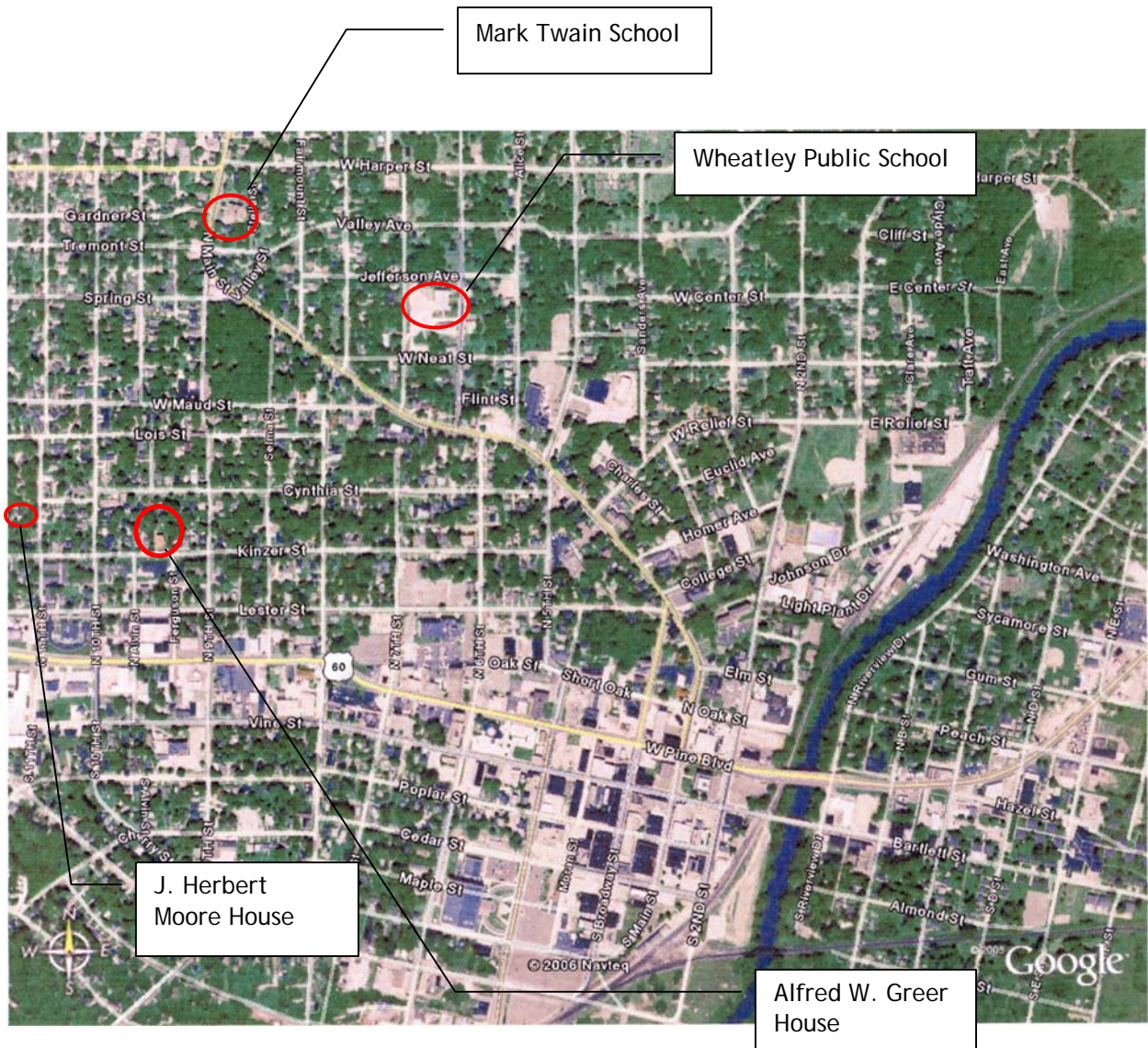
437 N. Main Street built in the Colonial Revival/Queen Anne styles.



Colonial Revival style apartments at 445-447 N. Main Street.

Holy Cross Episcopal Church was built in the Gothic Revival style.





Locations of National Register- listed properties in Poplar Bluff, Missouri

Protection of Poplar Bluff's Historic and Architectural Resources

Protecting Historic Properties - Creation of Poplar Bluff's Historic Preservation Ordinance and Commission

The enactment of Poplar Bluff's Historic Preservation Ordinance in 1982 (amended 1988) was intended to promote the protection and enhancement of buildings, structures or land improvements of special historic, aesthetic or architectural significance. This was done in the interest of promoting the educational, cultural, economic and general welfare of the city. The protection of the historic resources of Poplar Bluff is the responsibility of the Poplar Bluff Historic Preservation Commission (Commission) which is given numerous duties and powers.

The Commission consists of seven members who are appointed and approved by the City Council. These individuals should have a demonstrated interest in the city's historic preservation, and to the extent available, shall include professional members representing such disciplines as architecture, law, real estate, history, or other historic preservation related field. Appointments to the commission are for a three-year term, and members may serve consecutive terms. Members do not receive compensation for their service, but they are reimbursed for approved related expenses they incur. All decisions and actions of the Commission are made by a majority vote of members present and voting at any meeting where a quorum exists. Members are not allowed to vote on matters that may materially or apparently affect their property, income or business interest. The Commission meets at regularly scheduled times and the minutes of the meetings are made public.

Designation of Historic Landmarks and Districts

One of the primary duties of the Commission is to develop and supervise surveys and research in order to identify historically and architecturally significant properties. The Commission may recommend properties for proposed designation as landmarks and/or historic districts, and it keeps a register of properties that are potentially eligible for such designation. Nominations can be made by any person or agency, with the full consent of the property owner. In recommending a property for historic designation and forwarding a nomination to the City Council, the Commission submits a report detailing the property's significance, proposed boundaries, and character.

A structure or site, portion of structure, group of structures, landscape element, or any integrated combination thereof may be designated for preservation if it meets one or more of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of the history of Poplar Bluff, the Southeast Missouri Region, the State of Missouri, or the United States;
- (2) Is associated with the life of an historic personage;
- (3) Is a location at which events have occurred that have made an outstanding contribution to, and are identified with, or best represents some important aspect of the natural, archaeological, cultural, political, economic, military, or social history of the City of Poplar Bluff, the Southeast Missouri Region, the State of Missouri, or the United States;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction, thereby necessitating its preservation, protection, enhancement, rehabilitation and perpetuation.

The Commission holds a public meeting/hearing when considering whether or not a nominated property meets the criteria for designation. The Commission announces its recommendation of either approval or disapproval within thirty days of the hearing. This decision will be in the form of a detailed report to the City Council and Planning and Zoning Commission, which reviews the report and makes a final recommendation to the City Council within thirty days. An historic or "H" zoning designation is regarded as a supplemental zoning designation and does not affect in any way the underlying zoning designation of an area.

How Does the Certificate of Appropriateness Process Work?

One of the Commission's primary powers and duties is the review of applications for construction, alteration, reconstruction, or demolition of landmarks or structures within a historic district. The Commission reviews proposed changes in buildings, structures, street furniture, city parks, civic areas, public facilities or environmental features of these landmarks or structures. The Commission may also review applications for special use permits, proposed zoning amendments, or applications for zoning variances within a historic district, and it may make recommendations concerning such requests to the Planning and Zoning Commission or board. It may also recommend grants, tax incentives, and other benefits to encourage redevelopment of historically significant properties.

Before any construction, maintenance, or demolition work described in the Design Guidelines is started, the property owner must apply for a Certificate of Appropriateness (Certificate) from the Commission. Once approved, the Certificate must be provided to the Planning Office, at City Hall when applying for a building permit. This is a required step to be completed for most projects affecting buildings or sites within a locally designated district.

The issuance of a Certificate or the submission of an application for a Certificate does not preclude the requirements of other city ordinances and building codes applicable throughout the City. The owner must contact the Building Inspections Office when improvements or new construction involve City Building Codes such as electrical, plumbing, site, setback, etc. for such approvals and permits.

The procedure for obtaining the Certificate is as follows:

- 1) Determine if the building or site is located within the boundaries of a locally designated district. If it is inside the district, proceed to step 2. If it is not within the District, apply for a building permit as required by the Building Department.
- 2) Plan any development, new construction, maintenance, or demolition projects using the information contained in the Design Guidelines.
- 3) Provide the criteria described in the section *Application Criteria* to the Commission at least 10 business days prior to their next scheduled meeting. Meetings are scheduled for the second Wednesday of the month at 5:00 pm at the City Council Chambers at City Hall.
- 4) The owner will be notified of the meeting date when the application is to be discussed and the owner must be present at that meeting to answer questions or clarify issues relating to the project.
- 5) Not later than 45 days after receipt of the application, the Commission will forward a written report to the applicant, and the Building Inspection Office, or the Planning and Zoning Commission, as appropriate, approving, denying, or requesting additional information. If the application is approved, a Certificate of Appropriateness will be issued.
- 6) If the application is denied, the applicant may appeal the decision to the City Council.

A Certificate is not required for a Conditional Use Permit. However; applications for Conditional Use Permits within the District must also be reviewed by the Commission. The application will then be presented to the Planning and Zoning Commission along with recommendations regarding the application.

Design Guidelines for Poplar Bluff

Design review guidelines emphasize preservation of existing building details, materials, and overall plan rather than complete remodeling. That is why terms such as *repair, retain, maintain, and protect* are widely used by the Commission. **To *repair, retain and maintain* original architectural features and materials is preferred to their replacement.** To *protect* the overall character of the older neighborhoods is the goal of the preservation ordinance and the guidelines.

The design guidelines are primarily concerned with the fronts and readily visible sides of buildings. The fronts and visible sides of a building usually contain its most defining features such as porches, main entrances, and decorative details. The front street or sidewalk is also where the public most often views a building. **The rears of buildings are usually reviewed with more flexibility since they are generally not readily visible due to the building's placement on the lot or screening by landscaping or fences.** The rears of buildings are the most appropriate locations for the construction of additional living space or other major alterations.

The design guidelines apply to all properties within the any locally designated district regardless of age or architectural style. For non-historic buildings (properties which are less than fifty years of age or which have been substantially altered), the Commission may apply the guidelines with more flexibility than for historic buildings. In reviewing work affecting non-historic buildings, the Commission's approach is to maintain or enhance their relationship and compatibility with adjacent historic buildings and streetscapes.

The Poplar Bluff Historic Preservation Commission currently uses guidelines based upon the "**Secretary of the Interior's Standards for Rehabilitation.**" These Standards are used throughout the country by the majority of America's heritage or preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conservation Zoning Protection

Conservation Zoning is a type of zoning which has been adopted by many communities within the past decade. This zoning is aimed at protecting neighborhoods or commercial areas which may not meet National Register or local overlay criteria. While historic district zoning requires comprehensive review of actions affecting historic properties, Conservation Zoning only requires review of additions to historic properties, new construction, and demolition. This type of zoning helps to insure that new construction within an older area will be compatible and that demolition will be carefully reviewed. Such zoning may be appropriate in Poplar Bluff in areas such as along Lester, Kinzer, and Cynthia Streets or along A, B, and C Streets. Property owners should be encouraged to preserve and maintain these neighborhoods as much as possible, and Conservation Zoning provides another option if adopted within the city's overall zoning ordinance.



Financial Incentives for Historic Preservation

Federal Programs

The Investment Tax Credit

The Tax Reform Act of 1976 was the first tax bill which created economic incentives for the rehabilitation of historic buildings. Property owners who completed a substantial rehabilitation of an historic building were able to depreciate these expenditures over a five year period as opposed to a longer period of time. This accelerated depreciation provision increased the attractiveness of rehabilitating historic properties.

The tax laws changed once again with the Economic Recovery Tax Act of 1981. This far reaching tax measure included a 25% investment tax credit for the substantial rehabilitation of historic properties and 15% to 20% tax credits for the rehabilitation of non-historic buildings. These tax credits applied only to income-producing properties and owner-occupied rehabilitation did not qualify. The Investment Tax Credit was a major factor in the rapid increase in the amount of rehabilitation activity across the country. Billions of dollars were invested in historic buildings between 1982 and 1986 when the tax laws were changed once again.

Under the 1986 tax bill, the tax credit was reduced to 20% for historic buildings and 10% for non-historic buildings built prior to 1935. Other provisions in the tax bill included a reduction in the amount of the tax credit which could be taken each year, changes in the passive activity rules, and a reduction in annual depreciation deduction. The Investment Tax Credit remains one of the few real estate tax credits available and is a viable and attractive option for property owners.

The rehabilitation tax credit is available for historic and non-historic buildings, but only if they are income producing. This applies to rehabilitation of structures for apartments, retail, offices and similar uses. Property owners who wish to take the tax credit must follow established guidelines for rehabilitation. These guidelines, known as the Secretary of the Interior's Standards for Rehabilitation, are designed to provide guidance in the renovation of historic buildings in order to preserve their original architectural character.

To be eligible for the 20% tax credit buildings must be listed individually on the National Register of Historic Places or be contributing buildings in a historic district. To be contributing, a building's age must be within the period of the district's significance, not be extensively altered, and be determined contributing by the National Park Service. A building's contributing status and the work planned for the building must be approved through Part One and Part Two of the Historic Preservation Certification Application. Buildings must also undergo a substantial rehabilitation which is determined by the value of the building and proposed rehabilitation.

If a property owner desires to take advantage of this tax credit, he or she should contact the State Historic Preservation Office. The office will supply the owner with application forms and offer guidance on rehabilitation issues. The staff will review the application in accordance with the *Secretary of the Interior Standards* and make a recommendation to the National Park Service. The National Park Service will then make the final decision concerning the proposed rehabilitation. It is best to submit plans prior to any construction or demolition work on the building.

If the rehabilitation work is certified, the property owner may then take the 20% credit on the qualified rehabilitation expenses. The tax credit may be applied to all rehabilitation costs incurred on a building such as plumbing, wiring, paint, contractor's fees, etc. Property owners and historic Commissions should realize that the certification process should be carefully followed and correctly documented. In order to qualify, properties must be certified before rehabilitation begins. The condition of the



property prior to rehabilitation should be well documented. Owners should consult with a tax attorney and with the Tax Certification Officer of the Department of Historic Resources before beginning the certification process.

State Programs

The Historic Tax Credit

Missouri's Historic Tax Credit Program also provides incentives for individual property owners to pursue rehabilitation of historic buildings. The program was passed in 1997 and became effective January 1, 1998. The law's intent is to aid in the redevelopment of historic structures in the State of Missouri. The program gives a state income tax credit equal to 25 percent of the total costs and expenses of rehabilitation to property owners who complete a substantial rehabilitation of an historic structure. To be eligible for state historic tax credits, the property must be one of the following:

- (1) a designated historic structure listed on the National Register of Historic Places;
- (2) a contributing property in a certified historic district listed on the National Register of Historic Places, or;
- (3) located in a local district that has been certified by the United States Department of Interior AND certified by the Department of Natural Resources, State Historic Preservation Office as contributing to the historic significance of the district.

Key points of the program are:

- (A) The tax credit is equal to 25% of the total costs and expenses of rehabilitation incurred on a project;
- (B) Total costs incurred on rehabilitation shall include, but not be limited to, qualified rehabilitation expenditures as defined under section 47(c)(2)(A) of the Internal Revenue Code of 1986 as amended;
- (C) The rehabilitation costs and expenses must exceed 50% of the total basis in the property. Basis is defined as the cost, or fair market value, of the property at the time of acquisition. Cost includes the cash paid, the fair market value of services rendered, and the fair market value of property traded in exchange for the property. Also, certain closing costs can be added to the basis of the property. These include Commissions paid by the purchaser, legal fees, recording fees, and state transfer taxes on real estate;
- (D) The rehabilitation must meet the Secretary of Interior's Standards for Historic Rehabilitation. These standards insure that the property will retain its historic character;
- (E) Tax credits may be carried back to any of the three preceding years OR carried forward for the succeeding ten years, and;
- (F) Property owners must submit applications to the Missouri Department of Economic Development for review and transmittal to the State Historic Preservation Office. The State Historic Preservation Office will certify that the rehabilitation meets the Secretary of Interior's standards.

The most important of these points is (D)--a project must meet the Secretary of Interior's Standards for historic rehabilitation in order to receive the tax credit. Proposed work that does not appear to be consistent with the Standards will be identified and advice will be given to assist property owners,



architects, or builders in bringing the project into conformance with the Standards. Therefore, it is important that owners submit information about the project prior to doing any work. Before they begin their restoration or rehabilitation projects, owners need to submit an application for preliminary approval.



Recognition and Promotion of Poplar Bluff's Historic and Architectural Resources - Recommendations

Poplar Bluff boasts hundreds of older residential and commercial buildings constructed in the late 19th and early 20th centuries. These resources have traditionally been under appreciated in the community and there are various methods to encourage the recognition, promotion, and rehabilitation of the City's historic properties. These actions should be considered by the City of Poplar Bluff and Historic Preservation Commission in the future.

Sponsorship of Historic Markers

Historic plaques and markers identify buildings which are of historic significance to the community. Typical markers may be metal or wood signs in front yards, or attached to the face of buildings. Plaques and markers help to generate local recognition and pride. An historic marker program is recommended for properties listed, or eligible for listing on the National Register of Historic Places.

Preservation Workshops and Lectures

Historic resources in a community are sometimes taken for granted by local residents. It is often helpful to have workshops, seminars, or lectures by resident or outside experts to outline a community's historic resources. There are a number of historic preservation professionals in the region who could be asked to present programs on historic architecture or historic rehabilitation. The Historic Preservation Program at Southeast Missouri University has faculty and staff with expertise in many of these areas. The Historic Preservation Commission is encouraged to sponsor such workshops and lectures over the next few years.

Educational Programs in Schools

History classes in elementary schools and high schools generally pay little attention to local history and historic buildings. A power point program on the history and architecture of Poplar Bluff should also be made available to students in the town's elementary and high schools. Volunteers and/or members of the Historic Preservation Commission should consider providing guided tours of the city's historic commercial and residential areas from time to time. The Commission should also encourage history teachers to sponsor local history projects such as research on buildings, families, and neighborhoods.

Awards Programs

Giving and receiving awards is a good way to show appreciation for individuals or companies which have contributed to historic preservation efforts. Awards may be for building rehabilitation, volunteer services, continual building maintenance, and preservation leadership. The Historic Preservation Commission should examine how property owners and town leaders are recognized for promoting and encouraging historic preservation and if present efforts are adequate. The creation of an annual awards program is recommended to be initiated in coming years.

Home Tours

Annual house tours are popular to highlight historic buildings and historic neighborhoods. Usually property owners of five to ten houses will agree to allow the public to tour their homes over a one or two day period. Homes tours are effective means to increase public awareness of a community's historic resources. There are several areas of the city where property owners should consider homes tours as a way of raising money as well as promoting rehabilitation of historic properties.

Encourage Bed and Breakfast Accommodations

The use of historic residences for bed and breakfast lodgings has increased dramatically in the past two decades throughout the country, however, none are presently in operation in Poplar Bluff. The conversion of older dwellings for bed and breakfast establishments is generally compatible with neighborhood revitalization, and should be supported by the City with any needed variances when such conversions are requested.

Provide Low Interest Façade Loans

In many communities across the country, community-based banks provide low interest loans for building improvements. This program is often referred to as "Façade Loans" since funds are generally intended to rehabilitate the exteriors of commercial buildings. Loans are generally available to any commercial building owner or renter in the city. Most programs stipulate review by a local Historic Preservation Commission or other review body.

Objectives of these programs are:

- (1) To improve the appearance of downtown;
- (2) To attract new businesses to the city;
- (3) Encourage historic preservation;
- (4) To encourage good design;
- (5) To encourage comprehensive facade improvements that will remove the cover-up facades that obscure features of the original building;
- (6) To save buildings from further deterioration on the upper floors, which usually receive little attention.

The loan terms of these programs vary but are generally 2% to 5% below the prime rate, and loan amounts ranging from \$1,000 to \$25,000. Payback terms range from two to three years.

Poplar Bluff's downtown commercial historic district could benefit greatly from such a program. Through this program, property owners could rehabilitate their buildings in a cost effective manner and improve their overall appearance.

Continue Preparing National Register Nominations.

Since the late 1990s only two National Register nominations have been prepared and approved for the historic resources of Poplar Bluff. Many other properties identified as eligible for listing in 1990 have yet to be recognized through National Register listing. These properties include:

1. **North Main Historic District**
Composed of seventeen properties, this primarily residential district is located along the 400 block of N. Main Street.
2. **Bartlett Street Historic District**
This small commercial area contains a row of one-and two-story masonry buildings between the Black River and B Street.
3. **B and C Street Historic District**
Possible residential district in the 200 and 300 blocks of N. B and C Streets.
4. **917 Hickory Street**
5. **422 Lester Street**

6. Hearne House, 714 N. Main Street
7. Bacon House, 808 N. Main Street
8. Southwestern Bell Telephone Building, 601 Vine Street
9. State Bank, 101 S. Main Street
10. Frisco Railroad Bridge, 700 block of Riverview
11. Railroad Bridge # 1659, off S. Main Street
12. Bank of Poplar Bluff, 200 S. Main St.
13. Nance-Sparkman Building, 315 N. Broadway

Other properties may also be identified as eligible in future survey efforts.

Complete a New City-Wide Historic Resources Survey

The re-survey of historic properties in 2005 was directed entirely at the 413 properties previously inventoried in the early 1990s. An additional 500 to 800 properties built before 1950 have yet to be inventoried in Poplar Bluff and a new comprehensive city-wide inventory is recommended to occur within the next five years. This survey effort would provide additional information on the growth and development of the city and also assist in identifying properties which may meet National Register criteria beyond those previously identified as eligible.

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APPENDIX A

Questions and Answers on the Federal and State Historic Tax Credit Programs



Using the Tax Credits - Questions and Answers

Federal and Missouri State Investment Tax Credits for Certified Rehabilitation of Historic Buildings

1. What is a tax credit?

A tax credit lowers the tax owed. A tax credit differs from a tax deduction in that an income tax deduction lowers the amount of income subject to taxation while a dollar of tax credits reduces the income tax owed by one dollar.

2. What tax credits are available for the rehabilitation of historic buildings?

Federal: The federal credit provides an investment tax credit equal to 20% of rehabilitation costs. The federal credits are administered by the Historic Preservation Program in the Missouri Department of Natural Resources and the National Park Service.

State: The state credit provides an investment tax credit equal to 25% of all costs associated with rehabilitation. The state credits are administered by the Community Development Division in the Missouri Department of Economic Development.

Comments: The credits can be used in combination for the rehabilitation of commercial or income producing properties. Rehabilitation of non-income producing residential properties qualify for the state credits only.

3. For the purpose of the credits, what makes a building “historic”?

Federal: To be eligible for the federal credits, a building must be “historic”. To qualify as “historic” a building must be either: a. Listed individually in the National Register of Historic Places, or b. Be a contributing element of a Local Historic District that has been certified by U.S. Department of the Interior as substantially meeting National Register criteria.

State: To be eligible for the state credits, a building must be “historic”. To qualify as “historic” a building must be either: a. Listed individually in the National Register of Historic Places, b. Be a contributing element of National Register of Historic Places Historic district, or c. Be a contributing element of a Local Historic District that has been certified by U.S. Department of the Interior as substantially meeting National Register criteria.

Comments: The criteria for eligibility area the same for both the federal and state credits. Unlike some states, Missouri does not have a separate state register of historic places. To obtain information on Certified Local Historic Districts, please contact the Historic Preservation Program in the Department of Natural Resources.

4. What types of buildings qualify for the credits?

Federal: The federal credits are limited to income-producing, depreciable property only. The property may be either commercial or residential rental property. A taxpayer’s personal residence would not qualify for the federal credit.

State: The state credits also apply to income-producing property including either commercial or residential rental property. Additionally, a taxpayer’s personal residence can qualify for the state credit if the property is historic and if the minimum investment threshold is met.

Comments: Rehabilitation of owner-occupied residences do not qualify for the federal credits. Such properties are eligible for the state credits, however.

5. Is there a minimum investment that an owner must make to qualify for the credits?
Federal: The rehabilitation must be “substantial” meaning that a minimum amount must be invested during the rehab. The threshold requirement for the federal program is \$5,000 or the adjusted basis of the property whichever is larger within a 24-month period.

State: The threshold requirement is 50% of the basis as defined.

Comments: For a taxpayer seeking both credits, there is a potential that their project might meet one but not the other of the threshold requirements. Note that the federal credits use the ‘adjusted basis’ while the state credits use the ‘basis’ for determining if the threshold has been met.

6. What is the “adjusted basis” of a building?
“Basis” is the cost, or fair market value of the property at the time of acquisition, or as otherwise defined in the United States Internal Revenue Code. The “adjusted basis” of a building is essentially the current book value of the building. It is determined by taking the purchase price of the building and subtracting the value of the land (which does not depreciate). Any previously claimed depreciation is subtracted from this figure and the value of any previously made improvements is added to the figure. A taxpayer’s accountant can provide information on determining the basis of a property.

7. What rehabilitation work qualifies for the credits?

Federal: Qualified work includes: costs associated with work undertaken on the historic building, as well as architectural and engineering fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the basis of the property and are determined to be reasonable and related to the services performed.

State: Total costs incurred on rehabilitation shall include but not be limited to qualified rehabilitation expenditures as defined under section 47c(2)(A) of the Internal Revenue Code of 1986 as amended.

Comments: Acquisition costs, furnishing costs, new additions that expand the building, new building construction, parking lots, sidewalks, and landscaping are not allowed under the federal and state programs.

8. Are there certain standards that must be followed in order to qualify for the credits?

Federal: In order to qualify for the federal credits, the rehabilitation project must follow the Secretary of the Interior’s Standards for Rehabilitation.

State: In order to qualify for the state credits, the rehabilitation project must follow the Secretary of the Interior’s Standards for Rehabilitation.

Comments: The same standards are followed for both the state and federal programs. A rehabilitation project approved by the National Park Service as meeting the Secretary’s Standards will be approved at the state level. Copies of the Secretary’s Standards are included in both the federal and state tax credit application packets as well as this document. Additional information on the Standards can be obtained by contacting the Historic Preservation Program in the Department of Natural Resources.

9. What if a building is not currently listed on the National Register?

Federal: Owners of buildings that are not yet listed in the National Register may use the Historic Preservation Certification Application, Part 1, to request a preliminary determination of

significance from the National Park Service. Such a determination allows the owner to proceed with the rehabilitation while the process of nominating a building or district continues. Preliminary determinations, however, are not binding and become final only when the building or district is listed in the National Register.

State: Owners may submit their state tax project for review prior to a property being listed on the National Register. State credits will not be awarded, however, until the property is formally listed in the Register. An owner may begin rehabilitation work prior to a property being listed, but they do so at their own risk.

Comments: Information on listing properties in the National Register of Historic Places can be obtained by contacting the Historic Preservation Program in the Department of Natural Resources.

10. Who reviews the proposed work to ensure that the Secretary of the Interior's Standards are followed?

Federal: The taxpayer submits a Part II application outlining proposed rehabilitation work. The application is reviewed initially by the Historic Preservation Program in the Department of Natural Resource. The application is then submitted to the National Park Service for final certification. The Historic Preservation Program and the National Park Service are permitted to inspect a property within the 5-year recapture period and the certificate can be revoked if it is found that work was not carried out as certified.

State: The taxpayer submits to the Department of Economic Development the Part IB of the state application outlining the proposed rehabilitation work. To ensure that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, the Historic Preservation Program in the Department of Natural Resources reviews the application.

11. Are there provisions for recapture of the credit if a property is sold?

Federal: Yes. A property owner must maintain ownership for a period of five years after the credit is issued. If the owner sells the property within that five-year period, 20% of the credit will be recaptured for each year remaining.

State: No.

12. If a taxpayer's tax liability in a given year exceeds the amount of the credit, can the credit be carried over?

Federal: Yes. The federal tax credits can be carried back one year and forward twenty years or until the credit is exhausted.

State: Yes. The state credits can be carried back three years and forward ten years. The credits are to be claimed against the taxes imposed pursuant to chapters 143 and 148 RSMo, except for sections 143.191 to 143.256, RSMo.

13. How does a person obtain an application packet?

Federal: The federal application package can be obtained by contacting the Historic Preservation Program in the Department of Natural Resources. The address is included on the final page of this section.

State: The state application can be obtained by contacting the Community Development Division in the Department of Economic Development. The address is included on the final page of this section.

14. What is the process for obtaining the credits?

Federal: To obtain the credit, a taxpayer must submit to the Historic preservation Program a Preservation Certification Application. The application is a three-part form. Part 1 is used to determine if a property is historic. Part 2 outlines in detail the proposed rehabilitation work. Part 3 is submitted once the rehabilitation work is completed. After the Historic Preservation Program reviews the Part 3, it is forwarded to the National Park Service. The National Park Service issues the final certification, which is filed with the taxpayer's federal income tax return.

State: The applicant submits a Part 1 to the Department of Economic Development prior to the start of a project. Once the project has been approved and work is completed, the applicant submits a Part 2. The Department of Economic Development will provide the taxpayer with the documentation to be submitted with the taxpayer's state income tax return.

Comments: It is strongly recommended that an owner seeking BOTH federal and state credits should apply to obtain the federal credits first. Once a project has been reviewed and approved at the federal level, no subsequent state review of the scope of work is required.

15. When is the tax credit claimed?

Federal: Generally, the tax credit is claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service.

State: Generally the state tax credits are claimed on Missouri form MO-TC for the year in which the rehabilitated building is placed in service.

16. Timeframe for Review

Federal: Federal tax act projects are allowed 30 days for review at the state level and 45 days for review at the federal level.

State: The period for review of projects seeking only the state credit is 30 working days. This permits time for initial processing at the Department of Economic Development, Review of proposed work by the Historic Preservation Program and final processing by the Department of Economic Development for final processing. If a project is seeking both credits and has been approved at the federal level, this time frame will be significantly reduced.

Comments: These timeframes assume that all adequate information has been supplied in the application. Should it be necessary to request clarification or additional information from the applicant, the clock would stop at that point and be started again once adequate information is supplied for review.

17. Can a project utilize multiple investors?

Federal: Yes, however passive loss restrictions for federal projects would apply.

State: State law permits distribution of credits to investors based on a prorata basis or an executed agreement among the investors.

Comments: It is **STRONGLY RECOMMENDED** that the advice of a qualified tax professional should be sought before proceeding with any project involving multiple investors.

18. Can the credits be sold?

Federal: Federal credits cannot be sold.

State: State credits can be sold. Involvement by not-for-profits in the sale of state credits is not allowed.

19. Do federal alternative minimum tax provisions apply?

Federal: Yes. Nonrefundable credits, such as the rehabilitation tax credit may not be used to reduce the alternative minimum tax. If a taxpayer cannot use the tax credit because of the alternative minimum tax, the credit can be carried back or forward.

20. Is there an application fee for seeking the credits?

Federal: Yes. Fees are assessed by the National Park Service to review the application. The fee is based on the anticipated cost of the project. The fee must be paid before the Park Service will review the application. Fees range from \$500 for projects costing between \$20,000 and \$99,000 to \$2,500 for projects costing \$1,000,000 or more.

State: No.

Comments: The National Park Service handles billing for the federal project review

21. Are there other things to keep in mind when undertaking a tax credit rehabilitation?

- a. Apply as soon as possible - preferably BEFORE beginning work. Consult with the Historic Preservation Program for the federal credits or the Department of Economic Development for the state credits as soon as you can. Read carefully the program applications and follow instructions carefully.
- b. Photograph your building inside and out BEFORE beginning work. Before photographs are especially important. Without them, it may be impossible to review a project. A photo-documentation instruction sheet will be sent with the application packets.
- c. Read and follow the "Secretary of the Interior's Standards for Rehabilitation". Consult with the Historic Preservation Program for information on interpreting the Standards.
- d. It is **STRONGLY RECOMMENDED** that the advice of a qualified tax professional should be sought before proceeding with any tax credit rehabilitation project.

FOR ADDITIONAL INFORMATION

For information relating to the Federal Credits and questions regarding National Register status or eligibility, contact:

State Historic Preservation Office
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102
573-751-7860

For information regarding the Missouri State tax credits for rehabilitation, contact:

Community Development Division
Missouri Department of Economic Development
P.O. Box 118
Jefferson City, MO 65102
573-751-5981



APPENDIX B
RESURVEY OF POPLAR BLUFF, MISSOURI
2005



Survey Number	Address	Name	Resurvey Status
1	238 Almond	Old Hayes House	No Change
2	238 Almond		No Change
3	701 Arthur St.		No Change
4	801 Arthur St.		Demolished
5	1353 Barron Rd		No Change
6	1604 Barron Rd		No Change
7	104-106 Bartlett St.		No Change
8	114-118 Bartlett St.	Outreach Center Mission Store	No Change
9	122 Bartlett St.	Schurer Auto	No Change
10	808 Benton		No Change
11	202-204 N. Broadway	Rodger's Theatre	No Change
12	303 N. Broadway		No Change
13	313-315 N. Broadway	Nance-Sparkman Building	No Change
14	317 N. Broadway		Demolished
15	105-109 S. Broadway		Stucco added to storefront – Upper façade sandblasted
16	117-119 S. Broadway	Knights of Pythias/International Order of Odd-Fellows	See Description
17	201 S. Broadway		No Change
18	203 S. Broadway		No Change
19	205 S. Broadway		No Change
20	207-215 S. Broadway	City Hall	No Change
21	401 S. Broadway	Garrison Furniture and Appliance	See Description
22		Smiley Container Corporation	Demolished
23	633 Cedar St		Demolished
24	649 Cedar St		No Change
25	730 Cedar St		See Description
26	829 Cedar St		Demolished
27	831 Cedar St		Demolished
28	838 Cedar St		Demolished
29	839 Cedar St		No Change
30	849 Cedar St		No Change
31	117 Center		Wrong Address
32	647 Charles St		No Change
33	522 Cherry St	John Archibald Phillips House	See Description
34	534 Cherry St		No Change
35	600 Cherry St		See Description
36	928 Cherry St		No Change
37	1008 Cole		No Change
38	1115 Cole		Demolished
39	500 Cynthia St		No Change

Survey Number	Address	Name	Resurvey Status
40	510 Cynthia St		No Change
41	511 Cynthia St		No Change
42	517 Cynthia St		No Change
43	608 Cynthia St		No Change
44	620 Cynthia St		No Change
45	621 Cynthia St		No Change
46	626 Cynthia St		Demolished
47	629 Cynthia St		No Change
48	635 Cynthia St		No Change
49	703 Cynthia St		Vinyl Siding
50	715 Cynthia St		No Change
51	731 Cynthia St		No Change
52	806 Cynthia St		No Change
53	830 Cynthia St		No Change
54	832 Cynthia St		No Change
55	838 Cynthia St		Demolished
56	900 Cynthia St		No Change
57	901 Cynthia St		No Change
58	904 Cynthia St		No Change
59	905 Cynthia St		No Change
60	906 Cynthia St		See Description
61	915 Cynthia St		No Change
62	917 Cynthia St		No Change
63	923 Cynthia St		No Change
64	940 Cynthia St		No Change
65	951 Cynthia St		No Change
66	959 Cynthia St		No Change
67	963 Cynthia St		No Change
68	967 Cynthia St		Vinyl Windows
69	103 Davidson		No Change
70	105 Davidson		No Change
71	107 Davidson		No Change
72	1116 Delano St		No Change
73	109 Elm St		No Change
74	115 Elm St		No Change
75	213-217 W. Elm St		No Change
76	308 Euclid		Vinyl Windows
77	312 Euclid		Vinyl Siding
78	317 Euclid		See Description
79	906 Fairmount		No Change
80	832 Fairmount		See Description
81	1003 Gardner		Demolished
82	819 Garfield St		See Description
83	915 Garfield St	Wheatley Public School	No Change
84	815 Grand		Vinyl Siding
85	1003 Grand		Demolished
86	1117 North Grand		No Change

Survey Number	Address	Name	Resurvey Status
87	1524 Grand		No Change
88	917 Hickory		No Change
89	315 Homer St		See Description
90	Johnson St	Municipal Water Light and Power Plant	No Change
91	Johnson St	City Water Plant	No Change
92	506 Kinzer St		No Change
93	510 Kinzer St		No Change
94	514 Kinzer St		No Change
95	515 Kinzer St		No Change
96	518 Kinzer St		No Change
97	519 Kinzer St		No Change
98	602 Kinzer St		No Change
99	612 Kinzer St		No Change
100	616 Kinzer St		No Change
101	711 Kinzer St		No Change
102	714 Kinzer St		No Change
103	724 Kinzer St		No Change
104	725 Kinzer St		No Change
105	732 Kinzer St		No Change
106	803 Kinzer St		No Change
107	804 Kinzer St		No Change
108	807 Kinzer St		No Change
109	808 Kinzer St		See Description
110	811 Kinzer St		No Change
111	825 Kinzer St		Demolished
112	835 Kinzer St		No Change
113	836 Kinzer St	Old Lee Home	Porch Rebuilt
114	901 Kinzer St		No Change
115	902 Kinzer St		No Change
116	903 Kinzer St		No Change
117	905 Kinzer St		No Change
118	906 Kinzer St		No Change
119	907 Kinzer St		No Change
120	955 Kinzer St	Alfred W. Greer House	No Change
121	965 Kinzer St		See Description
122	975 Kinzer St		No Change
123	985 Kinzer St		No Change
124	995 Kinzer St		No Change
125	412 Lester St		See Description
126	422 Lester St		No Change
127	432 Lester St		No Change
128	435 Lester St	Thomas Moore House	No Change
129	445 Lester St		No Change
130	508 Lester St		No Change
131	703 Lester St		See Description
132	721 Lester St		No Change

Survey Number	Address	Name	Resurvey Status
133	725 Lester St		No Change
134	729 Lester St		No Change
135	801 Lester St		No Change
136	802 Lester St		No Change
137	819 Lester St		No Change
138	815 Lester St		No Change
139	830 Lester St		No Change
140	834 Lester St	Sharp-It-Shop	No Change
141	848 Lester St		No Change
142	858 Lester St		No Change
143	901 Lester St		Demolished
144	912 Lester St		No Change
145	943 Lester St		No Change
146	967 Lester St		No Change
147	968 Lester St		No Change
148	969 Lester St		No Change
149	970 Lester St		No Change
150	614 Lindsay St	Williamson-Kennedy School	No Change
151	629 Lindsay St		Demolished
152	633 Lindsay St		No Change
153	641 Lindsay St		Vinyl Siding
154	317 Magnolia		No Change
155	201-203 North Main St		No Change
156		Jewel Theater	Demolished
157		First Presbyterian Church U.S.A.	No Change
158	318 North Main St	Poplar Bluff Public Library	See Description
159	336 North Main St		Demolished
160	357 North Main St		No Change
161	405 North Main St		No Change
162	406 North Main St		No Change
163	411 North Main St		See Description
164	412 North Main St	Allison House	No Change
165	415 North Main St		No Change
166	418 North Main St		Demolished
167	420 North Main St.	Holy Cross Episcopal Church	No Change
168	421 North Main St	Moore-Dalton House	No Change
169	422 North Main St		Vinyl Siding
170	426 North Main St		No Change
171	427 North Main St		See Description
172	432 North Main St		No Change
173	433 North Main St		No Change
174	437 North Main St		No Change
175	445 North Main St		No Change

Survey Number	Address	Name	Resurvey Status
176	451 North Main St	Ruby's Apartment House	See Description
177	455 North Main St		No Change
178	464 North Main St	Main Street Manor	No Change
179	515 North Main St		No Change
180	572 North Main St		No Change
181	615 North Main St		No Change
182	635 North Main St		No Change
183	640 North Main St		Demolished
184	640 North Main St	Garage	No Change
185	714 North Main St	Hearne House	No Change
186	721 North Main St		No Change
187	725 North Main St		No Change
188	729 North Main St		See Description
189	808 North Main St	Bacon House	No Change
190	809 North Main St		No Change
191	815 North Main St	Mason-Seifert House	No Change
192	910 North Main St		See Description
193	901 North Main St		Demolished
194	914 North Main St		No Change
195	917 North Main St		No Change
196	1004 North Main St		No Change
197	1006 North Main St		No Change
198	1012 North. Main St	Mark Twain School	No Change
199	1018 North Main St		No Change
200	1102 North Main St		No Change
201	1124 North Main St	Vancil's	No Change
202	1420 North Main St		No Change
203	1423 North Main St		See Description
204	1427 North Main St		Demolished
205	2304 North Main St		No Change
206	2304 North Main St	Carriage House	Demolished
207	101 S. Main St	State Bank	No Change
208	200 S. Main St	Bank of Poplar Bluff	No Change
209	201-205 South Main St		No Change
210	208-210 South Main St		Demolished
211	212-214 South Main St		Demolished
212	213 South Main St		No Change
213	215 South Main St		No Change
214	301 South Main St	City Light and Water Building	No Change
215	303 South Main St	Sporting Goods Store	No Change
216	400 South Main St	Union Pacific Station	No Change
217	Public Square	Butler County Courthouse	No Change

Survey Number	Address	Name	Resurvey Status
218	519 Maple St		Demolished
219	414 Marion St		No Change
220	419 Marion St		No Change
221	519 Marion St		See Description
222	938 Mary St		No Change
223	1106 Mary St		Demolished
224	1206 Mary St		No Change
225	724 Maude St		No Change
226	1018 Maude St		See Description
227	2233 W. Maude St		Demolished
228	936 Mill St		No Change
229	303 Moran	Frisco Depot	No Change
230	303 Neat St		No Change
231	310 Neat St		No Change
232	925 Nickey St		See Description
233	912 Nooney		No Change
234	1040 Nooney		No Change
235	417 Oak St	Brown Chapel	No Change
236	825 Park St		No Change
237	205 E. Pine St	D & G Fresh Produce	No Change
238	215 W. Pine St		Demolished
239	430 W. Pine St	Ozark Beauty College	Demolished
240	945 W. Pine St		Demolished
241			
242	207 Poplar St	Little and Shellhammer Law Offices	No Change
243	208 Poplar St	DAR Building	No Change
244	425 Poplar St		See Description
245	509 Poplar St		No Change
246	520 Poplar St		No Change
247	610 Poplar St	The Old Corrigan House	No Change
248	611 Poplar St		Vinyl Siding
249	614 Poplar St		No Change
250	618 Poplar St		No Change
251	625 Poplar St		No Change
252	627 Poplar St		No Change
253	629 Poplar St		No Change
254	649 Poplar St		Misidentified or Demolished
255	706 Poplar St		No Change
256	826 Poplar St		No Change
257	828 Poplar St		No Change
258	831 Poplar St		No Change
259	835 Poplar St		No Change
260	838 Poplar St		Vinyl Siding
261	843 Poplar St		Demolished

Survey Number	Address	Name	Resurvey Status
262	849 Poplar St		No Change
263	918 Poplar St		No Change
264	933 Poplar St	Gamblin Home	No Change
265	938 Poplar St		No Change
266	939 Poplar St		See Description
267	941 Poplar St		No Change
268	943 Poplar St		No Change
269	948 Poplar St		No Change
270	957 Poplar St		No Change
271	960 Poplar St		No Change
272	317 Relief St		No Change
273	322 Relief St		No Change
274	622 Relief St		No Change
275	425 Rio Vista	Fulton House	No Change
276	626 N. Riverview		No Change
277	700 Riverview		No Change
278	700 Block of Riverview	Abandoned Railroad Bridge(Frisco)	No Change
279	721 Riverview		No Change
280	904 Riverview		Demolished
281	926 N. Riverview		No Change
282	936 N. Riverview		No Change
283	1024 Riverview		No Change
284	708 Sanders		See Description
285	710 Sanders		No Change
286	812 Sanders		No Change
287	307 Selma St		See Description
288	614 Selma St		No Change
289	1003 Spring St		See Description
290	1318 Spring St		See Description
291	1344 Spring St		No Change
292	1012 Stella		No Change
293	313 Sycamore		Demolished
294	216 Sycamore		Demolished
295	814 Tremont		No Change
296	926 Tremont		No Change
297	1020 Tremont		No Change
298	825 Valley		No Change
299	713 Victor		No Change
300	716 Victor		No Change
301	311-317 Vine St		No Change
302	319-321 Vine St		No Change
303	400 Vine St		Stucco Siding
304	401-405 Vine St	Begley Building	No Change
305	404 Vine St		No Change
306	407 Vine St		No Change
307	413-415 Vine St		No Change
308	416 Vine St		See Description

Survey Number	Address	Name	Resurvey Status
309	422 Vine St		No Change
310	426-430 Vine St		Demolished
311	432- 442 Vine St		See Description
312	444 Vine St		See Description
313	502 Vine St	Anderson's Furniture	No Change
314	601 Vine St	Southwestern Bell Telephone Company	No Change
315	617 Vine St		No Change
316	621 Vine St	Shelter Insurance	No Change
317	640 Vine St		No Change
318	650 Vine St		No Change
319	731 Vine St	Crowley House	No Change
320	814 Vine St		No Change
321	824 Vine St		No Change
322	843 Vine St	Overfield House	No Change
323	848 Vine St		No Change
324	910 Vine St	Kinyon Elementary School	No Change
325	923 Vine St		No Change
326	932 Vine St		No Change
327	937 Vine St		No Change
328	938 Vine St		See Description
329	941 Vine St		No Change
330	942 Vine St		No Change
331	946 Vine St		No Change
332	333 Washington		No Change
333	403-405 North 2 nd St		No Change
334	923 North 2 nd St		No Change
335	926 North 2 nd St		Vinyl Siding
336	100 South 2 nd St	Caldwell Cleaners	Awning Removed
337	South 2 nd St	Missouri Utilities Company	Demolished
338	South 2 nd St	Iron Mountain Stairs	No Change
339	Bridge #1659		No Change
340	5 th and Oak St	Toellner Bakery Company	See Description
341	904 5 th St		No Change
342	910 North 5 th St		No Change
343	315 Short 5 th St		See Description
344	319 Short 5 th St		No Change
345	323 Short 5 th St		No Change
346	335 Short 5 th St		No Change
347	307 South 5 th St		Demolished
348	309-315 South 5 th St		Demolished
349	421 South 5 th St		Demolished
350	South 5 th St Rail yard	Forbridge Feed and Produce	Demolished
351	South 5 th St	Purina Chow	Demolished

Survey Number	Address	Name	Resurvey Status
352	502 North 6 th St		No Change
353	611 North 6 th St		Demolished
354	205 South 6 th St	Warren S. Randall House	No Change
355	225 South 6 th St	John C. Corrigan House	No Change
356	303 South 6 th St	Luke F. Quinn House	No Change
357	303-305 South 7 th St		No Change
358	603 North 8 th St		No Change
359	607 North 8 th St		No Change
360	115 South 8 th St		No change
361	100 Block of N. 9 th St		Demolished
362	623 North 9 th St		No Change
363	N. 9 th and Maud St		See Description
364	723 North 9 th St		No Change
365	905 North 9 th St		See Description
366	215 South 9 th St		See Description
367	221 South 9 th St	Pridy Apartments	No Change
368	317 South 9 th St		Demolished
369	101 North 10 th St		Demolished
370	116 North 10 th St		Demolished
371	1104 North 10 th St		No Change
372	113 South 10 th St		No Change
373	119 North 11 th St		Demolished
374	445 North 11 th St		No Change
375	501 North 11 th St		No Change
376	101 South 11 th St		Demolished
377	118 South 11 th St		Demolished
378	124 South 11 th St		Porch Columns Replaced
379	202 South 11 th St		See Description
380	1300 South 14 th St		Misidentified or Demolished
381	208 North B. St		No Change
382	216 North B. St		Demolished
383	222 North B. St		Vinyl Siding
384	223 North B. St		Vinyl Siding
385	305 North B. St		No Change
386	308 North B. St	Old Butterfield House	No Change
387	309 North B. St		No Change
388	316 North B. St		No Change
389	320 North B. St		No Change
390	405 North B. St		No Change
391	244 South B. St		No Change
392	302 North C. St		No Change
393	307 North C. St		Vinyl Siding
394	310 North C. St		Vinyl Siding
395	319 North C. St		Demolished

Survey Number	Address	Name	Resurvey Status
396	320 North C. St		No Change
397	400 North C. St		No Change
398	401 North C. St		No Change
399	409 North C. St		No Change
400	414 North C. St		No Change
401	422 North C. St		Demolished
402	505 North C. St		No Change
403	114 South C. St		Vinyl Siding
404	325 North D. St		No Change
405	401 North D. St		No Change
406	406 North D. St		No Change
407	510 North D. St		No Change
408	615 North D. St		No Change
409	721 North D. St		No Change
410	734 North D. St		Demolished
411	815 North D. St		No Change
412	910 North D. St		No Change
413	914 North D. St		No Change

Survey #: 16

Address: 117-119 South Broadway

Additional Information:

Since the original survey, this property has had portions of the windows enclosed with wood panels.



117-119 South Broadway in 1990.



117-119 South Broadway in 2005.

Survey #: 21

Address: 401 South Broadway

Additional Information:

Since the original survey, this property has had the storefronts enclosed with vinyl siding.



401 S. Broadway in 1990.



401 South Broadway in 2005.

Survey #: 25

Address: 730 Cedar Street

Additional Information:

Since the original survey, the upper story has been rebuilt with a new roofline and a new main entrance has been added.



730 Cedar Street in 1990.



730 Cedar Street in 2005.

Survey #: 33

Address: 522 Cherry Street

Additional Information:

The John Archibald Phillips House (NR) is currently having its porch rebuilt. The original porch was removed during the 1927 tornado and a new porch based on the original design is being built.



522 Cherry Street in 1990.



522 Cherry Street in 2005.

Survey #: 35

Address: 600 Cherry Street

Additional Information:

Since the original survey, the porch columns have been replaced with square wood posts and vinyl siding has been added to this property.



600 Cherry Street in 1990.



600 Cherry Street in 2005.

Survey #: 60

Address: 906 Cynthia Street

Additional Information:

Since the original survey, the main façade porch has been enclosed.



906 Cynthia Street in 1990.



906 Cynthia Street in 2005.

Survey #: 78

Address: 317 Euclid Street

Additional Information:

Since the original survey, the exterior has been covered with vinyl siding, the porch rebuilt and new windows added. Much of the original character of this dwelling has been lost.



317 Euclid Street in 1990.



317 Euclid Street in 2005.

Survey #: 80

Address: 832 Fairmount Street

Additional Information:

Since the original survey, a shed roof carport with square wood posts and a wood baluster railing has been added.



832 Fairmount Street in 1990.



832 Fairmount Street in 2005.

Survey #: 82

Address: 819 Garfield Street

Additional Information:

Since the original survey, a gable roof addition has been added on the main façade. This addition has resulted in much of the loss of its original character.



819 Garfield Street in 1990.



819 Garfield Street in 2005.

Survey #: 89

Address: 315 Homer Street

Additional Information:

Since the original survey, this property has had a large lateral garage wing added.



315 Homer Street in 1990.



315 Homer Street in 2005.

Survey #: 109

Address: 808 Kinzer Street

Additional Information:

Since the original survey, the porch on the main façade has been partially enclosed and new wood panels have been added on the lower façade.



808 Kinzer Street in 1990.



808 Kinzer Street in 2005.

Survey #: 121

Address: 965 Kinzer Street

Additional Information:

Since the original survey, the porch on this property has been enclosed with glass panels.



965 Kinzer Street in 1990.



965 Kinzer Street in 2005.

Survey #: 125

Address: 412 Lester Street

Additional Information:

Since the original survey, the one-story lateral wing has been rebuilt and enlarged.



412 Lester Street in 1990.



412 Lester Street in 2005.

Survey #: 131

Address: 703 Lester Street

Additional Information:

Since the original survey, vinyl siding has been added to this property, the porch columns have been replaced, the main entrance and the attic windows have been replaced and the second story windows have been replaced.



703 Lester Street in 1990.



703 Lester Street in 2005.

Survey #: 158

Address: 318 North Main Street

Additional Information:

The Poplar Bluff Public Library was built in 1936 and continues to be used as the city's main library. In 1998, the building was expanded with a large brick wing on the south façade. The new wing and the original section were connected on the south façade. This property no longer retains integrity of its original design.



318 North Main Street in 1990.



318 North Main Street in 2005.



318 North Main Street in 2005.

Survey #: 163

Address: 411 North Main Street

Additional Information:

Since the original survey, this property has been completely renovated with new siding, doors and windows. No historic fabric remains visible.



411 North Main Street in 1990.



411 North Main Street in 2005.

Survey #: 171

Address: 427 North Main Street

Additional Information:

Since the original survey, this property has been completely remodeled with new windows and siding.



427 North Main Street in 1990.



427 North Main Street in 2005.

Survey #: 176

Address: 451 North Main Street

Additional Information:

This house is currently under renovation including the addition of aluminum siding and replacement of porch columns.



451 North Main Street in 1990.



451 North Main Street in 2005.

Survey #: 188

Address: 729 North Main Street

Additional Information:

Since the original survey, aluminum siding has been added, the porch columns have been replaced and a second story window has been removed/enclosed.



729 North Main Street in 1990.



729 North Main Street in 2005.

Survey #: 192

Address: 910 North Main Street

Additional Information:

Since the original survey, a two-story porch has been added on the main façade and a door on the west façade has been replaced with a window.



910 North Main Street in 1990.



910 North Main Street in 2005.

Survey #: 203

Address: 1423 North Main Street

Additional Information:

Since the original survey, the exterior has had new siding and the porch has been rebuilt.



1423 North Main Street in 1990.



1423 North Main Street in 2005.

Survey #: 221

Address: 519 Marion Street

Additional Information:

Since the original survey, the property has new porch columns, a new door, new windows, vinyl siding and a door on the main façade has been enclosed.



519 Marion Street in 1990.



519 Marion Street in 2005.

Survey #: 226

Address: 1018 Maud Street

Additional Information:

Since the original survey, the upper story porch has been enclosed with new doors and windows.



1018 Maud Street in 1990.



1018 Maud Street in 2005.

Survey #: 232

Address: 925 Nickey Street

Additional Information:

Since the original survey, this property has added vinyl siding, windows and doors.



925 Nickey Street in 1990.



925 Nickey Street in 2005.

Survey #: 244

Address: 425 Poplar Street

Additional Information:

Since the original survey, this property has downsized window openings and replacement windows



425 Poplar Street in 1990.



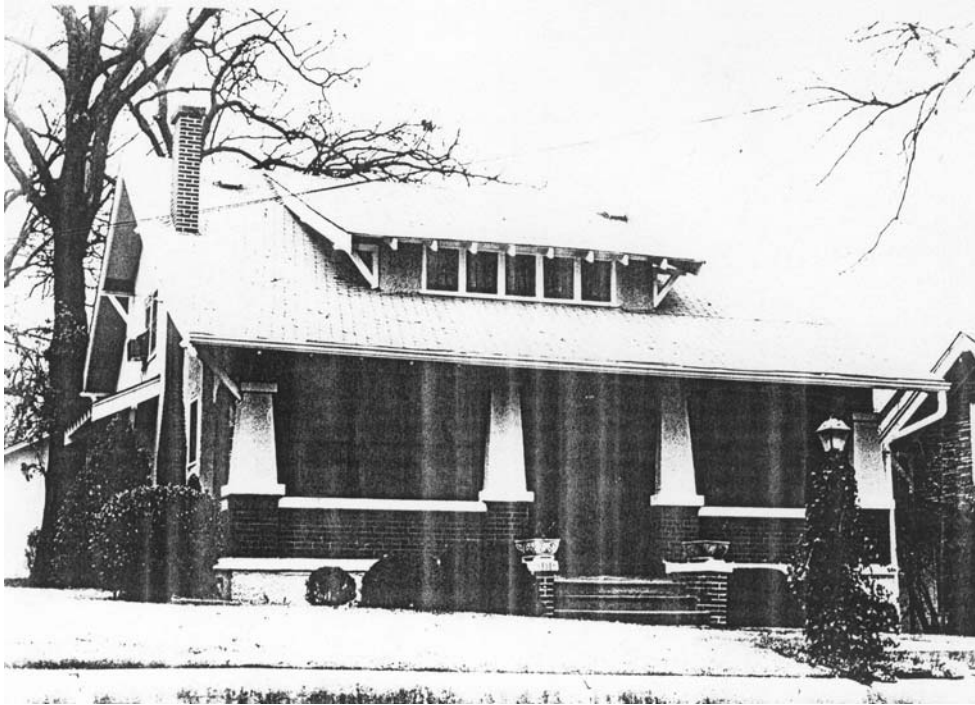
425 Poplar Street in 2005.

Survey #: 266

Address: 939 Poplar Street

Additional Information:

Since the original survey, the porch has been enclosed with glass panels/windows.



939 Poplar Street in 1990.



939 Poplar Street in 2005.

Survey #: 275

Address: 425 Rio Vista

Additional Information:

Since the original survey, the shed roof porch has been removed and a poured concrete patio with railings has been added. This porch remodeling is more consistent with the original design of the house.



425 Rio Vista in 1990.



425 Rio Vista in 2005.

Survey #: 284

Address: 708 Sanders

Additional Information:

Since the original survey, the porch on the main façade has been enclosed.



708 Sanders in 1990.



708 Sanders in 2006.

Survey #: 287

Address: 307 Selma Street

Additional Information:

Since the original survey, a door on the main façade has been replaced with a single light fixed window.



307 Selma Street in 1990.



307 Selma Street in 2005.

Survey #: 289

Address: 1003 Spring Street

Additional Information:

Since the original survey, the columns on the main façade porch have been replaced.



1003 Spring Street in 1990.



1003 Spring Street in 2005.

Survey #: 290

Address: 1318 Spring Street

Additional Information:

Since the original survey, vinyl siding has been added and the main façade porch has been rebuilt.



1318 Spring Street in 1990.



1318 Spring Street in 2005.

Survey #: 308

Address: 416 Vine Street

Additional Information:

Since the original survey, the upper floor windows have been altered and/or removed.



416 Vine Street in 1990.



416 Vine Street in 2005.

Survey #: 311

Address: 432-442 Vine Street

Additional Information:

Since the original survey, the upper story windows have been replaced, the roofline has been altered and the exterior has been covered with stucco.



432-442 Vine Street in 1990.



432-442 Vine Street in 2005.

Survey #: 312

Address: 444 Vine Street

Additional Information:

Since the original survey, the storefront has been remodeled and aluminum siding has been added to this property.



444 Vine Street in 1990.



440 Vine Street in 2005.

Survey #: 328

Address: 938 Vine Street

Additional Information:

Since the original survey, the porch has been enclosed with screen panels and wood paneling.



938 Vine Street in 1990.



938 Vine Street in 2005.

Survey #: 340

Address: Corner of 5th Street and Oak Street

Additional Information:

Since the original survey, this property has been completely remodeled. The storefront has been enclosed, windows have been added and the interior has been remodeled into apartments. This property has lost much of its original character.



Building in 1990.



Building in 2005.

Survey #: 343

Address: 315 Short 5th Street

Additional Information:

Since the original survey, siding has been added and the porch has been removed.



315 Short 5th Street in 1990.



315 Short 5th Street in 2005.

Survey #: 363

Address: Corner of North 9th and Maud Street

Additional Information:

Since the original survey, this commercial building has had the awning removed, and the storefront has added brick bulkheads and a brick wall enclosure of a section of the storefront.



Corner of 9th and Maud Streets in 1990.



Corner of 9th and Maud Streets in 2005.

Survey #: 365

Address: 905 North 9th Street

Additional Information:

Since the original survey, the porch railings and posts have been replaced with milled posts and railings. This remodeling is more in keeping with the dwelling's original design.



905 N. Ninth Street in 1990.



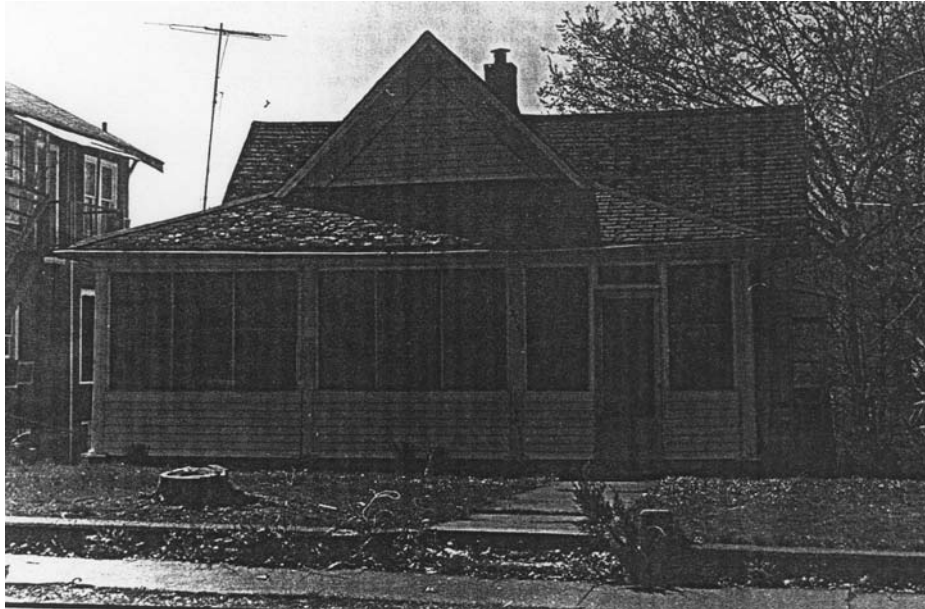
905 N. Ninth Street in 2005.

Survey #: 366

Address: 215 South 9th Street

Additional Information:

Since the original survey, the porch has been opened which is more sympathetic to the dwelling's original character.



215 South 9th Street in 1990.



215 South 9th Street in 2005.

Survey #: 379

Address: 202 South 11th Street

Additional Information:

Since the original survey, the porch has been partially enclosed and the property is now used for a commercial business.



202 South 11th Street in 1990.



202 S. 11th Street in 2005.



Appendix C

Maps of Surveyed Properties

